








Attainable Housing Strategies – Work session #1

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DESCRIPTION

On March 4, Montgomery County Council directed Montgomery Planning staff to review and analyze housing options in the county. In order to explore these housing options and to provide a comprehensive overview of housing options in the County, Montgomery Planning launched the [Attainable Housing Strategies \(AHS\)](#), an initiative aimed at evaluating and refining various proposals to spur the development of more diverse types of housing, including [Missing Middle Housing](#) in Montgomery County. In this report, Planning staff will provide the Planning Board an overview of the AHS comments received during the July 24th briefing, as well as ask the Planning Board for guidance on specific high level recommendations.

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SUMMARY

Through the Attainable Housing Strategies initiative, Planning staff led an evaluation process over a three-month period in which various proposals were reviewed and refined in an effort to spur the development of more diverse types of housing in Montgomery, including Missing Middle Housing. This process also provided opportunities for public feedback which has been incorporated into staff's preliminary recommendations. This report provides the findings of the analysis and presents recommendations to the Planning Board on developing tools that can encourage the creation of a more diverse range of housing typologies.

Planning staff's initial high-level recommendations are targeted to the Corridor-Focused Growth area from the Thrive Montgomery 2050 Growth Map. The recommendations include:

- In the R-40, R-60, R-90 and R-200 zones, allow house-scale duplexes and triplexes by-right and allow quadplexes by-right in areas closer to transit. In all cases, require conformance with a Planning Board-approved pattern book, which will give guidance on massing, scale, and design to ensure these housing types blend in among single-family homes.
- Create a new optional method of development to encourage consolidation of small parcels adjacent to Thrive Growth Corridors and the county's centers of activity to enable development of duplexes, cottage courts, townhouses, and small multiplexes and apartments near transit.
- Support more corridor-focused master plans to identify locations ideal for large scale attainable housing, including townhouses, stacked flats, and apartments along select growth corridors.
- Modify parking standards for attainable housing units to right-size the parking demand and supply.
- Create a new minor subdivision type for the small scale attainable housing.

With today's Attainable Housing Strategies work session, staff would like to discuss and seek Planning Board agreement or direction on the following:

- The type of product to be delivered to the County Council.
- The general Attainable Housing Strategies approach.
- Definition of the problem and appropriate goals for the initiative.
- Definition of terms, including "attainable housing" and related scales of attainable housing.
- Reliance on the Thrive growth map and its various elements, including to define the "Priority Housing District."
- High level geographic scope of the recommendations, including the focus on the R-40, R-60, R-90, and R-200 zones.
- Certain specific staff recommendations, including allowing quadplexes in the Priority Housing District, and the creation of a new attainable housing optional method of development.
- The idea of using a pattern book as a means to ensure compatibility with the physical neighborhood.

STAKEHOLDER CONCERNS

While many people have expressed support for the AHS initiative and recommendations, several key themes have emerged that highlight the community's concerns related to the project. Some of these concerns require further collaborative efforts with other agencies and development partners to address

in future action. Below is a summary table of the concerns raised by community members, and staff's responses:

Concern	Staff Response
Demands on infrastructure (schools, water and sewer, stormwater, environmental impact, etc.)	Impacts of schools for the house-scaled products will be de minimis. However, these and the larger scale products recommended along corridors are all subject to existing impact taxes and any applicable Utilization Premium Payments to mitigate impacts on crowded schools. Demands on other infrastructure can be addressed through the 2024 Growth and Infrastructure Policy, where staff is contemplating a focus on water and sewer.
Compatibility concerns	Staff recommendations would allow the creation of duplexes, triplexes and quadplexes by-right only if they follow the contents of a Planning Board-approved pattern book, which gives guidance on building massing, placement, height, door placement, parking, and other building features. Furthermore, staff recommends establishing zoning development standards (setbacks, height, lot size, etc.) for structures with these new housing types that are consistent with the existing standards for single-family detached homes.
Architectural covenants	Legislative options may be limited, but staff plans to assess the extent to which architectural covenants and deed restrictions apply through Montgomery Planning's new Redlining and Segregation Mapping project.
Geographic context – variation in sales price	Staff acknowledges that relative attainability and sales price vary by neighborhood, but this is part of the distinction between attainability and affordability. Allowing more housing options will make neighborhoods more attainable to more households than they are today.
Actual attainability of these units	<p>Staff has also heard concerns, especially in response to the Silver Spring Downtown and Adjacent Communities market study, that these units are not going to actually be attainable. Due to the high cost of land and high cost of construction new attainable housing may be more expensive than existing single-family detached units. However, it would be far smaller per unit and much less expensive than the new custom homes built throughout the county. If no action is taken, over time the currently attainable properties in the existing housing stock will be slowly transformed by-right under the existing zoning code and development standards into larger custom homes that are less affordable than existing and new attainable housing.</p> <p>Staff believes there are good reasons to undertake this project beyond the price point of the units. At the root of the AHS initiative is an effort to make the county's communities more equitable and more inclusive by countering the historical exclusionary aspects of zoning.</p>

Concern	Staff Response
Parking Concerns	Staff believes that it is important to create policies today that promote the desired future of tomorrow. As envisioned in Thrive, the county's future is expected to be more multimodal and connected. Staff used guidance from Thrive, which prioritized decreased motor vehicle parking per unit of development and adoption of policies that reflect the economic and environmental costs of driving alone. Staff believes that reduced parking minimums are appropriate for walkable communities with access to points of interest and multiple modes of transportation. Creating housing with reduced parking in these areas will attract households with less of a reliance on personal automobiles.
Recommendations not bold enough	While a lot of concerns voiced were focused on mitigating impacts of the recommendations, many did voice their concern that the recommendations are not bold enough. Many felt that given the exclusionary aspects of single-family zoning, staff recommendations should more aggressively address the exclusionary history of single-family zoning (e.g., by applying the recommendations everywhere). Staff believes that its recommendations are among the boldest being pursued in jurisdictions across the country. Furthermore, staff believes that additional bolder changes can and should be pursued through the master plan process, using tools like upzoning and rezoning to increase density and housing diversity.
Tight timeline for the project	<p>There is also still plenty of effort still to come and ultimately, staff anticipates the Council adopting a ZTA near the end of the calendar year. This would mean that the entire process from the time Councilmember Jawando introduced ZTA 20-07 to the time of ZTA adoption would be more than 12 months. That is not an insignificant amount of time dedicated to tackling this issue. All of this effort also comes on the heels of years of studies and other efforts pointing us in this direction.</p> <p>Should the Council decide to take action on a new ZTA to implement the Attainable Housing Strategies recommendations, the Planning Board and County Council would each hold a formal public hearing to receive testimony. There will also be work sessions before any changes are implemented.</p>
Tackling the effort during the pandemic	If anything, the pandemic has exacerbated the need for the county to take action on housing issues. There is a growing demand for homeownership in this suburban county, that is being met with a severe lack of supply. This is driving up the cost of housing on both the ownership and rental sides everywhere across the county. Those not fortunate enough to currently own property in the county are finding it less and less likely that they will ever be able to do so. The county can't wait to take action on this, and the waning pandemic is certainly no reason to ignore the county's housing woes.

Concern	Staff Response
Alignment of AHS to Thrive Montgomery 2050	<p>There have been multiple inquiries about how the Attainable Housing Strategy relates to Thrive Montgomery and that there seems to be misalignment with the goals set out in Thrive and the push for Attainable Housing through a Thrive lens. Further, there seems to be concern in the fact that Thrive has not yet been adopted by Council, but that there have already been blocks sectioned off for rezoning through the AHS. AHS will not be taken up by the County Council until Thrive is adopted. If necessary, appropriate changes will be made to the AHS recommendations to align with changes made by the County Council to Thrive.</p>
ZTA seen as a way to circumvent Master Plan and Sector Plan process	<p>The ZTA is often referred to as a “one size fits all” and “blanket approach” to change zoning without having to go through the normal Master Plan and/or Sector Plan process. This is perceived to be a less comprehensive and detailed process, and will result in actions taken (such as zoning changes) that are not well thought out, that haven’t had enough community involvement, and that will favor developers’ agenda rather than the residents living there.</p> <p>Staff believes that the AHS process is comprehensive – and builds upon years of work regarding missing middle, and now attainable housing.</p>
Gentrification and displacement	<p>There were many concerns raised that the cost of the attainable housing units is too expensive and will result in gentrification. The rationale behind this concern is that because the new build of structures like townhouses, duplexes and triplexes are initially more expensive, they will push out existing residents and incentivize developers to exercise the by-right option in neighborhoods that are organically affordable, which will price out some of the older stock of housing.</p> <p>The recommendations from AHS will not force anyone to sell their house. AHS simply expand the options available to property owners who might already be inclined to sell their property to a developer or to redevelop it themselves. Currently, properties that are ripe for redevelopment can only be replaced with new single-family detached homes, which are much larger and more expensive than existing homes and the proposed attainable housing type units. Under existing rules, these replacement single-family homes do more to exclude households from residential neighborhoods than any of the proposed new housing types ever will. The existing by-right replacement home process is transforming more and more neighborhoods and AHS aims to make a competitive alternative to that existing process.</p>

Concern	Staff Response
Confusion between affordable housing and attainable housing	<p>There has been confusion expressed around the language of attainable housing and how this relates to affordable housing. Many mentioned that earlier versions of the housing element in Thrive Montgomery 2050 were framed using “affordable housing” language and that this has changed to “attainable housing,” which many feel will not be affordable to low-wage or middle-wage earners. Often, many made the point that they support the development of affordable housing but not the development of attainable housing.</p> <p>Staff disagrees with the assertion. The language in Thrive has always been around both affordable and attainable housing. There is a recognition in Thrive that both more income-restricted housing and market-rate housing are needed. Furthermore, Montgomery County neighborhoods need more housing affordable to a range of incomes, not just those on the lowest and highest ends.</p>
Inclusion of R-200 Zone	Staff’s recommendations would allow small scale attainable housing in the R-200 zone. Some people have argued that the R-200 zone should be excluded, given that the zone is mostly includes larger lots located upcounty and outside the Corridor-Focused Growth Area. Staff understands these concerns and can discuss potential options with the Board.
Buffer Distances	Several people believe that the buffer distances used to create the Priority Housing District are arbitrary and random – and either smaller buffers or pedestrian network walksheds should be used as a more realistic option. Staff will present buffer size and type options for the Board in their presentation.
Single-family neighborhoods within our CBDs	Several of the residents of the Sacks neighborhood in Bethesda expressed a desire for their neighborhood to be allowed to take advantage of the Attainable Housing Optional Method (AHOM). Below, in the AHOM discussion, staff laid out an option for the Planning Board to consider allowing the inclusion of the Sacks neighborhood by allowing properties within a Central Business District.
Naval Support Activity (NSA) Bethesda	Naval Support Activity (NSA) Bethesda considers increased residential density near their installation fence line an encroachment issue that can impact the ability to meet mission requirements. The installation is surrounded by properties zoned R-60 and R-90, and an NSA representative has indicated that an increase in residential density along the installation fence line can lead to changes in installation activity that can degrade the ability to meet mission requirements. The Planning Board may wish to exempt properties along the installation fence line if they wish.

DEFINITION OF THE PROBLEM

Planning staff is looking for agreement on the goals identified by the Attainable Housing Strategies initiative. The Attainable Housing Strategies initiative is one in which the Planning Department responded to the County Council’s request to evaluate and refine proposals and develop recommendations to allow more diverse types of housing in more parts of the county. These three main goals emerged for the AHS initiative based on our previous work, conversations with stakeholders and current planning best practices:

- Create more opportunities for homeownership for more households in more parts of the county.
- Unravel the exclusionary aspects of the county’s single-family residential zones and help to diversify the county’s communities by diversifying the county’s housing stock.
- Work toward meeting the county’s housing supply obligations and needs.¹

DEFINITION AND SCALE

The term “attainable housing” is a broad umbrella term that encapsulates both house-scale Missing Middle, as well as a larger-scale housing product that will assist in densifying Montgomery’s transit corridors.

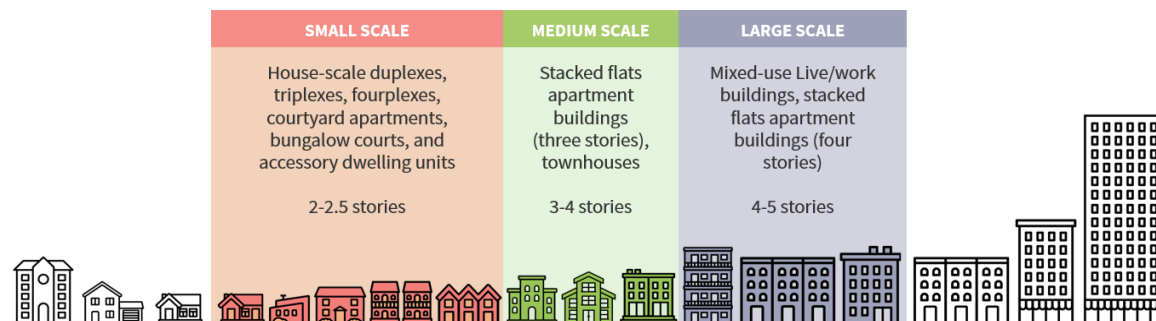


Figure 1 Attainable Housing Spectrum

Staff is asking the Planning Board to confirm both the definition of attainable housing, as well as use of related scales of attainable housing. A critical element of attainable housing is the existence of housing units at a variety of scales. The graphic above depicts three distinct scales on a spectrum: small, medium, and large. On either end of the attainable housing spectrum, you find structures that are similar to those just beyond the spectrum. For small scale, these include traditional missing middle types, which are house-scale and include housing products like duplexes and other structures that are similar in scale to the single-family homes to the left. Likewise, on the right, the large scale looks very similar to some structures that are outside the attainable housing spectrum. The difference being that those outside the spectrum are large four-story townhouses, whereas the those classified as large scale attainable housing types, are stacked flats, with two-or-three units in each column.

¹ In 2019, the Montgomery County Council passed a resolution to support the Metropolitan Washington Council of Governments’ (MWCOC) regional housing targets for Montgomery County. The county needs an additional 10,000 housing units by 2030 to meet future housing demand from population and job growth. This is beyond the existing 31,000 housing units already forecasted through the most recently completed MWCOC forecast process, Round 9.1.

Locationally, these scales fit in different neighborhood contexts in Montgomery County. The small scale housing typologies that are envisioned as house-scale are ideal for the interior of single-family neighborhoods at heights of 2-2.5 stories. The medium to large scale housing typologies is envisioned to play an important role in densifying the county's transit corridors, at 3-5 stories in height.

Staff believes that using the recommended scales helps explain the roles and the different contexts for the various housing types within the attainable housing spectrum. Essentially, it allows for solutions that are not simply "one-size-fits-all." With these three distinct scales of attainable housing, comes three corresponding sets of recommendations that regulate different aspects of attainable housing, and provide a detailed strategy for how and where the recommendations will be implemented.

In public comments during the Planning Board's July 24 briefing, some expressed their confusion of the term "attainable housing." Some noted a [ULLI report](#) that defined "attainable housing" as for-sale housing that is affordable to households with incomes between 80 and 120 percent of the area median income (AMI). Staff notes that Montgomery County's [Workforce Housing Program](#) generally serves households 70 percent to 120 percent AMI already. Staff would also note that market conditions vary throughout the county, and that as currently defined for this effort and for Thrive Montgomery 2050, attainable housing is geographically-sensitive market-rate housing that is generally more affordable due to its smaller size, making it difficult to have a single target AMI for the entire county.

Using the term attainable housing also presents a departure from using the term "missing middle" housing, as was used in previous planning initiatives. Missing Middle housing is a term coined by Opticos Design to describe a range of house-scale multi-unit structures that are compatible in scale with detached single-family homes. Attainable housing offers more diverse types of housing beyond house-scale missing middle housing types. Attainable housing incorporates building types described as Missing Middle but also adds a focus on households of various incomes being able to obtain housing that is suitable for their needs.

Staff has also noted and recognized that attainability is a new concept for both Montgomery Planning and the housing policy world. This concept of attainability was recently introduced in the housing chapter of Thrive Montgomery 2050, where attainability is being used in recognition that our housing needs go beyond a sole focus on affordability but also include, type of housing, location of housing, size of housing, and tenure. Attainability is the ability of households of various incomes and sizes to obtain housing that is suitable for their needs and affordable to them.

Staff believes using the term "attainable housing" makes sense in this context of providing more types of housing beyond house-scale "Missing Middle" housing.

THRIVE GROWTH MAP

Staff is asking the Planning Board to consider to the extent to which certain Thrive concepts should be incorporated into the AHS recommendations. Staff's recommendations are directly tied to the growth concepts introduced in the Planning Board draft of Thrive Montgomery 2050 and demonstrated in the Growth Map shown as Figure 29 on page 31 of [the Plan](#). All of the recommendations are limited to areas within the identified Corridor-Focused Growth Area. Recommendations related to quadplexes and reduced parking minimums are focused within the "Priority Housing District," which in part is based on a 500-foot buffer from the Growth Corridors identified in the map. Another recommendation creates the

Attainable Housing Optional Method (AHOM) of development. Properties eligible for the AHOM must front a Thrive-identified Growth Corridor or be proximate to certain Thrive-identified centers of activity.

PRIORITY HOUSING DISTRICT

Staff is asking the Planning Board to endorse the recommended definition and use of Priority Housing District. As defined by staff, the Priority Housing District includes all of the Corridor-Focused Growth area that falls within a mile of a Metrorail or lightrail station, a half mile of a MARC station, or 500 feet of the centerline of a Growth Corridor identified in the Thrive Montgomery 2050 Growth Map. The Priority Housing District is where staff recommends more intensive change, including allowing house-scale quadplexes by-right and allowing the greatest parking reductions.

Staff has currently defined proximity to transit stations and to the Thrive Growth Corridors as straight lines but is considering alternatives, including using distance based on walkshed or smaller buffer distances.

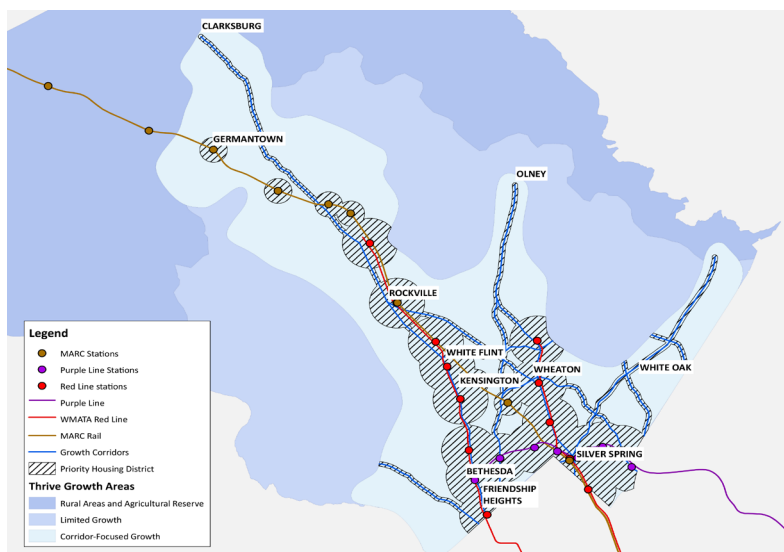


Figure 2 Priority Housing District

APPLICABLE RESIDENTIAL ZONES

Staff is asking the Planning Board to confirm the zones applicable to the attainable housing recommendations. Staff recommends implementing the by-right and optional method recommendations within the R-40, R-60, R-90 and R-200 zones. For the by-right recommendations, the geographic scope is further restricted to the Thrive Corridor-Focused Growth area and for the optional method recommendation, the geographic scope is further restricted based on proximity to a center of activity and the Thrive Growth Corridors.

Some people have suggested not including the R-200 zone as it tends to include larger lots and generally fall outside the county's growth envelope. Table 1 identifies the average lot sizes for each of the zones under consideration. Although the R-200 zone requires a minimum of 20,000 sf, the average lot size is 19,000 sf because the optional methods of development allow lots as small as 6,000 sf for a detached home. In fact, 80% of R-200 lots today are below the standard minimum and nearly a third are below 10,000 sf.

Zone	Average Lot Size ²
R-40	3,900 sf
R-60	8,000 sf
R-90	12,000 sf
R-200	19,000 sf

Table 1 Average Lot Size

Figure 3 demonstrates the geographic distribution of lots within the four zones. Most of R-40, R-60, and R-90 zones fall within the Corridor-Focused Growth Area already. The R-200 zone is the outlier, falling primarily in the Limited Growth and Rural Areas and Agricultural Reserve. As such, the Planning Board may wish to exclude the R-200 zone from the Attainable Housing Strategies recommendations.

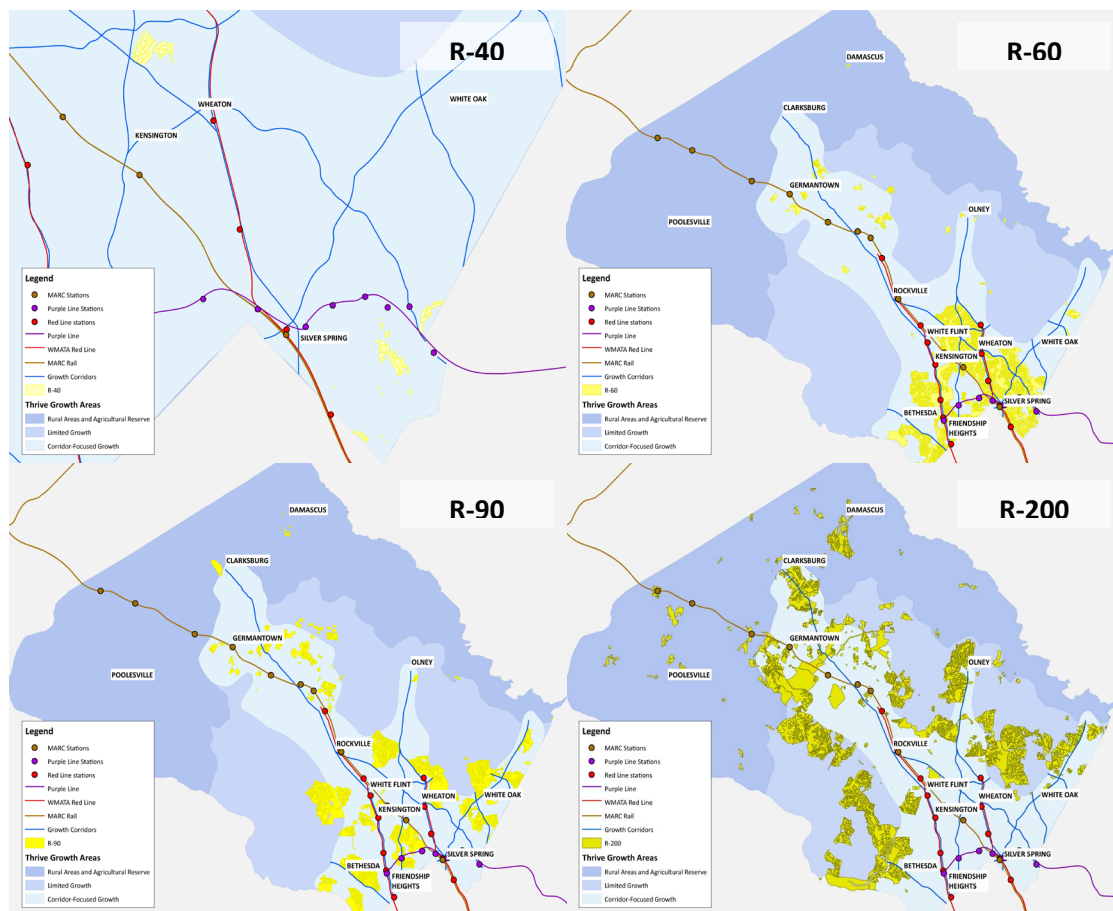


Figure 3 Zoning Maps

² The State Department of Assessment and Taxation (SDAT) gives each parcel in Montgomery County a land use code based on its use classification. For this analysis, only parcels with a land use code "111" or single-family detached were included for the R-60, R-90, and R-200 zones. For R-40, land use code "116" was used, which is the land use code for Townhouse, Duplex, Quadruplex, and Other forms of Attached Single-Family Dwellings.

SMALL SCALE ATTAINABLE HOUSING

Staff is asking the Planning Board to consider the scope of the small scale attainable housing recommendation, including the geographic applicability and the requirement to conform with a pattern book. Staff's recommendation on small scale attainable housing includes allowing house-scale duplexes and triplexes by-right within the Thrive Corridor-Focused Growth area and allowing quadplexes by-right in areas closer to transit. In all cases, staff would require conformance with a Planning Board-approved pattern book, which would give guidance on massing, scale, and design to ensure these housing types blend in among single-family homes.

The Planning Board may wish to make modifications to the recommendation, including allowing small scale attainable housing everywhere within the applicable zones, instead of just within the Corridor-Focused Growth Area. This would get at concerns raised during the public comments about using a map from Thrive Montgomery 2050 before the plan is adopted.

This recommendation forms the foundation of how staff anticipates the smaller scale, residential infill development occurring. Currently, only the R-40 zone has a process for allowing anything other than single-family detached houses as a by-right option (it allows duplexes by-right), although all of the zones allow duplexes and townhouses as part of an optional method MPDU development and/or an optional method Cluster development. While many newer developments, particularly in the upper half of the county have taken advantage of these optional methods of development, much of the lower part of the county built in the post-war era is standard method and is predominantly one-family detached housing. Allowing duplexes and triplexes by-right, and quadplexes by-right in the Priority Housing District, is a huge step in diversifying the housing options and creating housing opportunities in swaths of the county that have been subject to some of the highest increases in housing prices and have become increasingly unattainable.

Allowing duplexes and multiplexes by-right is an important consideration if the goal is to incentivize the construction of these building types. Any use that is permitted by-right in the Zoning Ordinance is not subject to a layer of review by the Planning Board. Currently many of the county's residential neighborhoods are slowly having their existing housing units replaced with new, much larger homes as a matter of by-right development. Single-family homes are the only allowed residential use, and all a property owner needs to do is secure the correct permits from the Department of Permitting Services to either tear down and rebuild or do substantial renovations and additions to existing houses. The resulting homes are often much larger, increasing, on average, from about 1,500 square feet to larger than 3,700 square feet. It's important to have a process that is almost as easy for creating duplex and multiplex buildings as it is these new large detached buildings if the county is to create a viable alternative to the detached house.

QUADPLEXES

Staff is looking for guidance from the Planning Board on whether to allow or limit quadplexes to the Priority Housing District. Staff is recommending limiting quadplexes to the Priority Housing District because it aligns with the Thrive Montgomery 2050 ideas of focusing growth along growth corridors and toward centers of activity and limiting growth in more suburban locations. Quadplexes generate the most units and therefore the greatest potential demand on transportation infrastructure and it is along

the corridors and near the centers of activity that this need is best met through increased access to multimodal options.

ATTAINABLE HOUSING OPTIONAL METHOD

Staff is looking for feedback from the Board on the creation of, and certain attributes of, an attainable housing optional method of development.

Staff recommends creating a new optional method of development, called the Attainable Housing optional method (AHOM), to provide opportunities to assemble lots and construct medium scale attainable housing (including townhouses, stacked flats and multiplexes three stories or less in height) on properties fronting the main Growth Corridor roadways or that are adjacent to the medium or large Thrive Centers of Activity. Staff has also considered expanding AHOM eligibility to tracts within the Priority Housing District with frontage on arterials that are not growth corridors as well as properties located within a Central Business District (Bethesda, Wheaton, and Silver Spring). These new dwellings would be subject to Planning Board review through Preliminary and Site Plans.

The new optional method of development would work much the same way as the existing optional methods, MPDU and Cluster, work today. Once a minimum tract area is met, property owners have the option to use this optional method, which provides review and standards flexibility in exchange for a Site Plan and a benefit to the public and county. With the MPDU option that benefit is more than the minimum required number of MPDUs and with the Cluster option it's an increase in open space and environmental protection. The Attainable Housing option would require development to provide units that are size limited³ as a means of ensuring the development is more price attainable than it may otherwise have been.

The AHOM would be similar in its construct to the MPDU option and would allow cottage courts, duplexes, multiplexes, townhouses and smaller apartments. Lot sizes, setbacks, coverage and building heights would be similar to those allowed by the MPDU optional method today. Staff is specifically not including standard detached houses as an option because the intent along these Growth Corridors is to focus on development of the recommended attainable housing typologies. The AHOM would start with a base density set higher than the underlying zone and would provide a further density bonus for projects that have an average dwelling size smaller than the maximum. The average unit size maximum is staff's recommended way of providing an attainability target. The average unit size maximum would be calculated across all unit types provided in a project and is designed to allow some units to be larger to respond to market complexities and to provide more family sized units that are counterbalanced with smaller units.

Geographically, staff recommends the AHOM only be applicable to tracts either within central business districts, directly fronting one of the Thrive Growth Corridor roadways or adjacent to the medium and large Thrive centers of activity, as identified in Thrive. Staff is also considering creating buffers of around a center point in a center of activity.

This allows the medium scale housing options to serve as a transition between the corridors and centers of activity, and the interior neighborhoods and small scale housing. Should the Planning Board agree to

³ By size limited, staff means limited by GFA, not by number of bedrooms.

recommend the AHOM be eligible near centers of activity, staff will present the Planning Board with options at a future work session for determining adjacency to a center of activity, including distance from a key intersection, proximity to properties in a commercial/residential zone, and/or residential properties located within the county's Central Business Districts.

PATTERN BOOK

Staff is looking for agreement from the board on the general idea of using a pattern book as a tool to ensure design standards. Staff's recommendations to allow duplexes, triplexes and quadplexes by-right in certain geographies rely on new housing conforming to a pattern book. Pattern books are used by many jurisdictions to control architecture or form-based development standards. The AHS pattern book is envisioned to be a complementary document to the development standards within the Zoning Ordinance and would serve as both an extra layer of design control and as an inspiration to property owners considering building attainable housing. The book would provide visuals showing different layouts for duplex and multiplex buildings that conform to the development standards, on a range of different lot sizes and shapes. The exact details of the pattern book are still being worked out, but likely will identify options for the placement of exterior doors, provide parking configuration options, and require some design elements such as rooflines and consistency in façade. The intent is to provide enough detail to ensure new buildings multiple attainable housing units remain house-scale – and even resemble a single-family home – while providing enough flexibility for buildings to be personalized and varied in style. Staff does not envision or intend at this point for the pattern book to cover every possible example and plans to provide flexibility, so this is not necessary. The pattern book has not been developed yet, but an FY22 Planning Department work program item will focus on developing a pattern book. Staff recommends that this pattern book be completed, approved by the Planning Board following an opportunity for public comment, and available for use by the Department of Permitting Services before allowing any duplex, triplex or quadplex by-right.

AHS PRODUCT

Staff is asking the Planning Board for guidance on the type of product that will be delivered to the County Council. This guidance will assist staff in preparing for upcoming work sessions. Staff believes there are two options for a path forward.

1. Staff can package the recommendations in a letter that will allow the County Council to consider the recommendations at a high level. This will likely result in Councilmembers finding ways to incorporate elements of the AHS recommendations into ZTA 20-07 or the draft ZTA prepared by Councilmember Riemer.
2. Staff can prepare a package of Zoning Text Amendments for the Board to transmit to the Council. The ZTAs would detail the recommendations as edits to Chapter 59.

As a reminder, in their letter to the Planning Board, the County Council asked the Planning Board to “transmit to us a Zoning Text Amendment with your recommendations.” Staff also believes a detailed Zoning Text Amendment will allow the County Council to comprehensively understand the depth of the recommendations.

CONCLUSION AND NEXT STEPS

Planning staff is planning to come back to the Planning Board on July 22 to walk the Board through more detailed aspects of the recommendations. Planning staff will then return to the Planning Board with the final product at the first meeting in September and prepare transmittal soon after.