



Attainable Housing Strategies – Work Session #4

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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. This report is for the fourth work session with the Board where Planning staff will provide an overview of the decisions that were made at previous work sessions, provide follow-up information as requested, and continue to review staff recommendations pertaining to AHS.

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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.

Previous Attainable Housing work sessions focused on the following elements and decisions made by the Planning Board:

- **Definition and scale:** The Planning Board was supportive of the goals of the initiative following a refinement that added more direct language and included a focus on economic development. The Planning Board also supported a definition of attainable housing that includes a focus on the intent of attainable housing, to provide more diverse housing options.
- **Product Type:** Per guidance from the Planning Board, staff will produce draft Zoning Text Amendments to transmit to the County Council for introduction. The ZTAs would detail the recommendations as edits to Chapter 59.
- **Thrive Growth map:** The Planning Board was not supportive of connecting the AHS recommendations to the Thrive Growth map, given that it is not yet adopted. Instead the boundary of zoning blocks will be used.
- **Applicable Residential Zones:** The Planning Board recommended allowing, by-right, house scale:
 - duplexes in the R-40, R-60, R-90, and R-200 zones;
 - triplexes in the R-40, R-60, and R-90 zones; and
 - quadplexes in the R-40, R-60, and R-90 zones within the Priority Housing District.
- **Priority Housing District:** The Planning Board was supportive of defining the Priority Housing District, in which quadplexes would be allowed and parking requirements would be reduced. The Board defined the Priority Housing District using a straight-line buffer of 1-mile from Red line, Purple Line, and MARC rail stations,¹ plus 500 ft from a BRT Corridor plus River Road (inside the beltway) and Connecticut Avenue.
- **Attainable Housing Optional Method (AHOM):** The Planning Board was supportive of the idea of the AHOM and middle density attainable housing, but asked staff to come back with options for applicable geography.
- **Existing Optional Method:** The Planning Board agreed to update the existing MPDU and Cluster Optional Methods of Development to allow the use of triplex and quadplex buildings.
- **Pattern Book:** The Planning Board was supportive of creating a Planning Board approved pattern book which will be mandatory for the creation of new attainable housing.
 - The Planning Board agreed with staff that the pattern book shall be Planning Board adopted mandatory guidelines that apply to small scale attainable housing typologies, which includes duplexes, triplexes, and quadplexes.

¹ This is aligned with the reduced parking requirements allowed for Accessory Dwelling Units.

- The pattern book should also include non-binding guidance on other building types such as townhomes and small apartments.
- The Planning Board directed staff to engage with DPS to ensure creation of an easy to apply Pattern Book with minimal room for ambiguity around form standards.
- **Data Tables:**
 - The Planning Board supports staff’s direction of including duplexes and multiplexes within the residential zones, with standards table modifications as necessary.
 - Substandard lots that currently allow single-family detached homes should not have restrictions placed on them prohibiting duplexes or multiplexes.
 - The zoning standard tables should not place a limit on building size, but rather the design requirements of the pattern book should be utilized to help with compatibility.

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

- A new housing type called Cottage Court Housing
- Attainable Housing Optional Method (AHOM) geographic applicability
- AHOM development standards
- Development standards for new housing products in the existing (MPDU/Cluster) optional methods

Timeline

Staff is recommending the following updated timeline for the AHS initiative.

Date	Topics
10/7	Optional Methods <ul style="list-style-type: none"> ● Cottage Court Housing as a new housing type ● AHOM geographic applicability ● AHOM development standards ● Development standards for new housing products in the existing (MPDU/Cluster) optional methods
10/21	Loose Ends <ul style="list-style-type: none"> ● Affordability ● Displacement ● Trees ● Parking ● Subdivision ● Desired elements of a pattern book ● Suggested catalyst policies
11/4	Zoning Text Amendments <ul style="list-style-type: none"> ● Review of the AHS report ● Review of any applicable ZTAs

Cottage Court Housing and Attainable Housing Optional Method

The focus of this staff report is on the standards, code changes and geographic applicability to implement an Attainable Housing Optional Method including Cottage Court Housing. In addition, staff will recommend updating development standards for the multiplex building type in the existing (MPDU/Cluster) optional methods.

COTTAGE COURT HOUSING

Residential Uses - Defined

Staff recommends adding a new type of Household Living under Section 3.3.1 for Cottage Court Living.

The definitions and applicable use standards for the various types of residential uses within the Zoning Code are listed under Section 3.3.1 Household Living. The existing household living types, as recommended for amendment by the Board from previous worksessions include:

- **Single-Unit Living.** Single-Unit Living means one dwelling unit contained in a detached house building type.
- **Two-Unit Living.** Two-Unit Living means 2 dwelling units contained in a duplex building type.
- **Townhouse Living.** Townhouse Living means ~~3~~ 4 or more dwelling units in a townhouse building type.
- **Multi-Unit Living.** Multi-Unit Living means dwelling units in a multiplex, apartment or multi use building type. Multi-Unit Living includes ancillary offices to manage, service, and maintain the development.

As part of this work session's focus on Optional Methods of development, staff is recommending a new type of household living called Cottage Court Living:

Cottage Court Living. Cottage Court Living is a living arrangement made up of multiple small one or two story detached houses, that are centered around a common private open area. Cottage Court Living may be existing as individual dwellings on separate lots, or multiple houses on one lot.

Cottage Court Living is a type of household living not frequently seen on the east coast but has a lot of interest from people looking to expand housing opportunities. The premise is instead of having multiple dwelling units located within one larger structure, each dwelling is located in its own detached small house. These small houses are often under 1,000 SF in size, allowing many of them to fit on fairly small properties. The houses can sit on a shared co-op or condo owned lot or can sit on separate private lots with a co-op or condo just responsible for the open space. Having a central shared courtyard or gardens is essential to ensuring each household has access to outside amenity areas.

Because the idea of multiple detached structures on a single lot is a break in the existing development pattern of the county's existing residential areas, staff sees this as something to consider only through the Attainable Housing Optional Method of Development, which allows for multiple existing lot consolidation and requires a site plan review. Creating development standards for Cottage Court Living is a challenge in the framework of the existing Zoning Code, so this use would need to be covered in some detail within the Planning Board approved pattern book.

Use Standards – Limited Use

Within the same use standards under Section 3.3.1 Household Living, is a set of specific standards that apply if the use is identified by the Use Table (Section 3.1.6) as either a limited use or a conditional use. Staff is recommending the following limited use standards for Cottage Court Living:

Where Cottage Court Living is allowed as a limited use, it must satisfy the following standards:

- a. In the R-90 and R-60 zones, Cottage Court Living is permitted under the following circumstances:
 - i. Cottage Court Living must be approved as part of an optional method Attainable Housing development (see Division 4.4).
 - ii. Detached Houses for Cottage Court Living must conform to a Planning Board approved Pattern Book.
 - iii. The total site must provide a minimum 20% private shared open space. The open space shall be contiguous and centrally located and accessible to all dwellings within the cottage court.

Building Types – Section 4.1.4

Staff recommends modifying the definition for a Detached House to include dwellings that are used as part of Cottage Court Living. Building types describe the physical form of building within which a use can exist. The zoning code identifies allowed building types based on the underlying zone. Sections 4.1.3 and 4.1.4 describe the building types allowed within various Agricultural, Rural Residential, and Residential zones. Sections 4.1.5 and 4.1.6 discuss the building types allowed by Commercial/Residential, Employment, and Industrial zones.

Section 4.1.3, Building Types in the Agricultural, Rural Residential, and Residential Zones, as discussed at the previous work session and as recommended by the Board, include Detached House, Duplex, Multiplex, Townhouse, and Apartment Building.

With regard to building types, staff recommends that the definition for the Detached House include **Cottage Court Living**, and would be modified as follows:

Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or Conditional Use allowed in the zone

A detached house is a building containing one dwelling unit that may contain ancillary nonresidential uses, such as a Home Occupation or Family Day Care. A Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone is a building that accommodates only a Cultural Institution, Religious Assembly, Public Use, or an approved conditional use allowed in the applicable zone under Article 59-3, Uses and Use Standards. This building type includes buildings used for agriculture associated with Farming and buildings containing one dwelling unit as part of Cottage Court Living.

The Planning Board agreed previously to recommend creating one new building type to cover both triplex and quadplex structures, rather than create two unique building types. (Other portions of the Zoning Ordinance such as the use standards can be used to specify distinctions between a triplex and a quadplex.) The Multiplex building type would also be utilized by the Attainable Housing Optional Method and in updates to the existing MPDU and Cluster Optional Methods.

ATTAINABLE HOUSING OPTIONAL METHOD OF DEVELOPMENT

Applicability

Staff recommends creating a new **Optional Method of Development called the Attainable Housing Optional Method and would apply it to certain properties in the R-90 and R-60 Zones.** Optional Method of Development (OMD) is not a concept new to the Attainable Housing Strategies initiative. There are two existing types of OMD: optional method MPDU development, and optional method Cluster development. The idea behind OMD is that development applications are reviewed under modified development standards that often include increased density, reduced setbacks, and more building types in exchange for a Site Plan review by the Planning Board and providing a pre-defined public benefit. In the case of the MPDU OMD, providing additional MPDU dwellings beyond the code required minimum allows for a sliding scale of increased density, and the ability to provide duplexes and townhomes in zones that otherwise only allow detached housing. The Cluster OMD has an applicant cluster development to minimize environmental disturbance and provide more open space in exchange for smaller lots and new housing types.

Staff is proposing creating a 3rd type of OMD, called the Attainable Housing Optional Method (AHOM). Staff recommends that the definition and description of the AHOM, which would be located under Section 4.4.2.C, read as follows:

C. Optional Method Attainable Housing Development

The Attainable Housing method of development provides an optional method of development that supports the creation of a variety of dwelling unit types. The focus is to limit the size of new dwelling units to promote sizes and prices that are lower than what existing new developments generally provide. Optional Method Attainable Housing Development allows flexibility in lot layout and variety in residential building types. Density is increased above the underlying zoning in a sliding scale that incentivizes the creation of price attainable housing options. The Attainable Housing Optional Method of Development also provides a transition from more intensive land uses or density to less dense areas near existing and proposed transit infrastructure. An applicant's use of this method of development, and site plan approval for portions of such development, are subject to approval by the Planning Board.

The AHOM continues the pattern of using the OMD to provide opportunities for applicants including additional density and reduced setbacks in exchange for providing more smaller housing units that will be attainable to more households than most new construction today. The AHOM would be added to the R-90 and R-60 zones as an option. Staff is not recommending the R-200 Zone as an eligible zone for the AHOM to be consistent with the zones where the Priority Housing District is and is not allowed. The R-40 zone was initially considered by staff for AHOM eligibility, however there are very few pockets of R-40 zoning in the county and only about 2 blocks in length where the zoning aligns with the location requirements, making the addition of standards not practical. The standards of review proposed by staff for the AHOM are nearly identical to the other OMDs, and are shown below:

1. Development Approval Procedure

a. Site Plan

Approval of a site plan application under Section 7.3.4 is required.

2. Attainable Housing Development Across Different Zones

Optional method Attainable Housing Development may occur across different zones under the following limitations:

- a. The differently zoned areas must be contiguous;
- b. Uses and building types are governed by the zone;
- c. The site requirements in the optional method tables apply; density and open space must be calculated as if each area were developed individually; and
- d. The allowed number of units and required common open space may be located in any zone.

3. Usable Area

Density is calculated on usable area within the tract.

4. Dedicated Land

Land dedicated to public use for a school or park site may be included in the calculation of the density of development if development of the remaining land satisfies Section 4.4.2.B and the optional method Missing Middle Development standards.

Staff recommends allowing the AHOM as an option within the R-90 and R-60 zones if a site abuts on certain corridors.

The AHOM is intended to allow for higher densities and more intense building types than is typically allowed in the residential zones. Also, the Planning Board draft of *Thrive Montgomery 2050* includes concepts such as focusing new housing growth along the county's major transportation corridors. For these reasons, staff believe the AHOM should apply to sites within the R-90 and R-60 zones that abut a corridor planned for Bus Rapid Transit (BRT) through the 2013 *Countywide Transit Corridors Functional Master Plan*:

- Georgia Avenue
- MD 355
- New Hampshire Avenue
- Old Georgetown Road (North Bethesda Transitway)
- Randolph Road
- University Boulevard
- US 29
- Veirs Mill Road

Additionally, staff recommends applying the AHOM along Connecticut Avenue and portions of River Road inside the Beltway. A qualifying site may be made up of multiple properties including ones that previously did not abut a qualifying right-of-way but do after property consolidation.

Staff created an [interactive web map](#) of AHOM options to illustrate the chosen corridors, and the parcels that currently abut the corridor. For sites that abut the corridors, the parcel that abutted the corridor was selected for eligibility for AHOM. These parcels should not be seen as an exclusive geography of where the AHOM may be eligible, since an eligible development site may be made up of multiple contiguous parcels, some of which may not have direct adjacency to the right-of-ways.

Sacks Neighborhood

Staff received correspondence from many residents of the Sacks neighborhood in Downtown Bethesda, hoping the AHOM would be applicable to their neighborhood.

The adopted 2017 Bethesda Downtown Plan confirmed the existing R-60 zoning in the Sacks subdivision to retain the existing single-unit detached houses along Leland Street and Wellington Drive. The Plan, however, also recommended a Residential Floating Zone to allow for residential development at higher densities in appropriate circumstances.

Staff investigated several options to include the Sacks neighborhood in AHOM eligibility. Initially, staff analyzed properties within Central Business Districts (there are four: Bethesda, Silver Spring, Friendship Heights, and Wheaton). The Bethesda CBD is much smaller than the boundary of the Bethesda Downtown Master Plan and would not include the Sacks Neighborhood. Staff next buffered existing Commercial Residential and Employment Zones throughout the county by 200-ft and 300-ft, both of which would include some, but not all of the Sacks Neighborhood. This option also expands the geographic scope of the AHOM across the county beyond staff's current recommendation for AHOM eligibility. Ultimately staff has recommended that only sites that abut the corridor be eligible for the AHOM. Staff understand the desires of many Sacks residents to be included in AHOM eligibility, especially given the proximity of the neighborhood to the amenities in downtown Bethesda but can't find a simple solution that does not pose unintended consequences. Because one of the criteria that makes properties eligible for use of the AHOM is a Master Plan recommendation, Sacks and other areas adjacent to our existing CBDs or other major centers of activity could pursue future minor Master Plan amendments to look at AHOM as an option. Even if not eligible for the AHOM, the Sacks neighborhood would still be eligible for quadplexes because it is located within the Priority Housing District.

Available on the [interactive web map](#) includes the two buffers of existing Commercial Residential and Employment zones.

Standards Tables

Staff recommends basing the Development Standards tables for the Attainable Housing Optional Method off similar standards currently found in the MPDU Optional Method Development tables.

Because the AHOM is intended to allow a very similar development typology as the MPDU optional method of development, staff is using the MPDU optional method development standards tables as a template for the AHOM tables, with a few exceptions that will be explained below. The tables below will walk through the building types staff recommends allowing in the AHOM forming the top row of the standards tables, followed by the standards sections proposed for the AHOM. The standards are substantially borrowed from the MPDU optional method in black and the modifications in red.

First, staff recommends that Detached Houses for Cottage Court Living, Duplexes, Multiplexes, Townhouses and Apartments be included as part of the AHOM.

	Attainable Housing Development				
	Detached House for Cottage Court Living	Duplex	Multiplex	Townhouse	Apartment

Compared to the standards tables for the MPDU optional method, there are a few distinctions highlighted above that distinguish the AHOM developments and their standards tables. First, the

column for Detached House was replaced by Detached House for Cottage Court Living. The intent of the AHOM is to increase attainable housing inventories in the county, and staff believes creating new standard detached houses will not help in meeting that goal. Including the Cottage Court Living however may, since the unit size, and relative denseness of Cottage Court Living would help meet the AHOM’s intent. Second, staff recommends adding a column for the new Multiplex building type to provide standards for projects with three and four unit buildings that staff hopes to see developed through the AHOM. Lastly, a column should be added for the Apartment Building Type. Staff believes there is a place in AHOM developments for ‘small’ apartment buildings with 19 or fewer units located within them. While these buildings are larger than traditional house scale, they still are not close to the massing seen in modern apartments and are appropriate for locating adjacent to our major corridors where the AHOM is allowed. The limited use standards under the multi-unit living under Section 3.3.1 ensure only ‘small’ apartments may be built within the AHOM.

Site

Looking at the development standards sections, Section one is titled Site and includes the following standards rows:

1. Site
Dimensions (min)
Usable area
Specification for Site under AH Development
**
Density (max)
Density (units/acre)
Specification for Density
**
Open Space (min)
Common open space (% of usable area) (See Section 6.3.5)
Site Coverage (max)
Site coverage
Specification for Site Coverage
**

These are the same standards that the MPDU optional method of development include, however the specific language within the Specification for Site, Specification for Density, and Specification for Site Coverage are unique to the AHOM, as noted by the red ** in the table above.

Dimensions and Specification for Site

Unlike in the standard method by-right developments for Attainable Housing where site consolidation is limited, the AHOM is intended to encourage assembly of land along the identified corridors. **The minimum usable area is recommended to be set at two times the minimum area**

for a detached house within the underlying zone to ensure enough land to effectively utilize the density and building types available under the AHOM.

The proposed Specification for Site would include the geographic definition agreed upon in the applicability section of this report to ensure a targeted approach to where these more intense attainable housing projects are developed.

Density and Specifications for Density

Density as a development standard is proposed to be kept as part of the AHOM. For the standard method of development, the Board agreed to remove density from the standards table in favor of maintaining other development standards, however staff proposes to use a density measure for the optional method standards to remain consistent with how other OMDs are treated. The shortcomings of not being able to effectively measure density within a community that has scattered property owners converting single detached properties into Duplex or Multiplex buildings do not exist in a development application with new construction and a Site Plan review.

The proposed densities for the AHOM below vary based on the underlying zone:

R-90 – 9 units/acre

R-60 – 12 units/acre

The origin of these numbers is the existing density (rounded to a whole number) that is allowed in the standard method of development for the Townhouse Low Density (TLD) and Townhouse Medium Density (TMD) zones respectively. The Townhouse Zones were used as reference for a couple reasons. First, the Townhouse Zones already are the closest existing zones that have allowed building types and lot sizes that capture the vision of Attainable Housing (although their presence in the county is limited and there are no provisions to ensure the resulting units are actually attainable). Second, consultation staff had with Opticos Design and other literature review has targeted development densities in the low teens of units/acre as the ideal target measure for ‘missing middle’ housing, which is a foundation of the larger Attainable Housing under consideration by the Board. This may look like a large increase in density from what is available today in these residential zones, however being an OMD, there is a policy benefit tied to this density – smaller more attainable housing units, which will be discussed more under the *Specifications for Dwelling Unit Size* section below.

Staff recommends the Specifications for Density include a density bonus provision, similar in concept to the density bonuses available for MPDU Optional Method development. The way this would work is an increase in density would be available on a sliding scale depending on how much smaller a project’s average dwelling unit size that is compared to the required Average Unit Size discussed below.

Open Space

The type of Open Space recommended for certain AHOM projects is Common Open Space, which is consistent with the type of open space in other residential only OMDs. The provision for Open Space recommended by staff is that projects with 10 or more dwelling units provide at least 10% Common Open Space, however projects with less than 10 dwelling units do not need to provide open space. Most smaller scale residential projects do not require Open Space under the current Zoning Code because they typically do not require a Site Plan review. As written, any project

utilizing the AHOM would require Site Plan, so a provision to exclude the projects with less than 10 dwellings from Open Space is intended to reduce the burden on the smallest of projects that may only cover the area of two or three existing and consolidated lots.

Site Coverage and Specifications for Site Coverage

Site Coverage maximums are recommended, with allowed coverage maximums varying by building type with less coverage for Cottage Court and Duplex buildings and more coverage in the Multiplex, Townhouse and Apartment building types. The coverage amounts are also varied based on the underlying zone, with the R-90 zone having slightly less coverage maximums than the R-60 zone.

The proposed coverage amounts can be seen in Attachment 1, but roughly follow the coverage limits under the MPDU Optional Method that exists today.

Dwelling Units

Below is a new section of development standards recommended by staff for Dwelling Units that include a standard for the average unit size and Specifications for Dwelling Unit.

2. Dwelling Units
Average Unit Size
Specification for Dwelling Unit

The intent behind creating a standard for Average Unit Size is that limiting unit size is one of the only mechanisms the Zoning Code can employ that would ensure the attainable housing types are more affordable than typical new single-family homes. While the intent of the AHS is not to specifically create new income-restricted affordable units targeting groups that make at or under 70% of the area median income, one of the main goals of the AHS is to make more housing more attainable to more people. The market is currently doing a fairly good job at creating townhouses and apartments for high income earners usually by locating units in transit and amenity rich areas or by creating very large unit sizes. Staff hopes creating the AHOM enables more units that are of a smaller size and are more accessible to moderate income earners to be built along the corridors that connect these transit and amenity rich areas. Staff is currently recommending 1,200 SF as the average unit size within each separate application that utilizes the AHOM.

Dwelling Units and Specification for Dwelling Unit Size

The recommended Specification for Dwelling Unit Size is a straightforward clarification on how to read the Average Unit Size Standard:

Average dwelling unit size is measured as the average unit size across all dwellings within the optional method development. Individual units may be larger or smaller.

When initially thinking about limiting unit size as a way of ensuring attainability, staff considered a separate unit size for each type of dwelling. That process proved to be overly complicated and increased the risk that the standards chosen today may become outdated quickly. This is why staff recommends the average unit size apply to any and all units within an AHOM project regardless of the type of unit. Measuring the unit size as an average is intended to allow for the construction of

some larger multi-bedroom, multi-unit living (apartment) products and townhouses that can be balanced with smaller multi-unit living products.

Lot

The third section of development standards proposed for the AHOM standards tables is Lot, which includes Dimensions, and Specifications for Lot.

3. Lot
Dimensions (min)
Lot area
Lot width at front building line
Lot width at front lot line
Frontage on street or open space
Specification for Lot under AH Development
**

Dimensions and Specifications for Lot

Consistent with other standards sections, staff is proposing the AHOM closely follow the MPDU optional method regarding the standards for lot. A minimum lot size is proposed for each of the building unit types, expressed as a ‘per unit’ metric, intended to provide flexibility for buildings such as Duplexes and Multiplexes to either subdivide the land providing the minimum lot size or greater for each dwelling, or to have each building type on a single lot, sized large enough to still meet standard. An example would be a duplex with a lot area minimum standard of 1,200 SF per unit would need two, 1,200 SF minimum lots one for each dwelling, or one 2,400 SF minimum lot for the building.

The Specifications for Lot apply only to the Detached House for Cottage Court Living and is proposed as follows:

[Lot area requirements for the detached house for Cottage Court Living include necessary open space and shared parking requirements. Individual lots for individual dwellings may be as small as 1,200 SF.](#)

If you look at the draft tables in Attachment 1, Staff is currently proposing 2,000 SF per Cottage Court in the R-90 and R-60 zones. Cottage Courts as discussed earlier in the report are unique because they’re based on a centralized open space or courtyard and are often built as co-op or condo communities. The minimum lot size per unit is intended to take into account the shared spaces, which is why the actual lot size a Cottage Court could be placed on is smaller so long as the total development site conforms to the provisions listed in lot area.

Placement, Height and Form

The remaining three sections of standards proposed for the AHOM are self-explanatory and are directly pulled from the MPDU Optional Method of development other than creating new values for the new building types of Detached House for Cottage Court, Multiplex and Apartment. The current

Staff draft of these values is shown in Attachment 1 but may be refined further as Staff work toward a final draft ZTA. For reference, the three sections of standards are shown below.

4. Placement
Principal Building Setbacks (min)
Front setback from public street
Front setback from private street or open space
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone
Side or rear setback
Side setback, abutting property not included in application
Rear setback, abutting property not included in application
Rear setback, alley
Accessory Structure Setbacks (min)
Front setback
Side street setback
Side or rear setback
Side or rear setback, abutting property not included in application
Rear setback, alley

5. Height
Height (max)
Principal building
Accessory structure
6. Form
Massing (max)
Number of units permitted in any one row

OPTIONAL METHOD OF DEVELOPMENT – OTHER ZONES

Staff recommends making modifications to the existing Optional Methods of Development in all Rural Residential, Residential, Commercial/Residential and Employment Zones to include the Multiplex building type as an allowed building type.

Staff discussed with the Board at an earlier worksession the idea of modifying the existing OMDs to include provisions for a Multiplex building type. There are two primary reasons for this:

- to accommodate existing and future three-unit buildings that were built as townhouses before the definition was changed making townhouses four or more units, and
- to generally provide more flexibility to applicants to provide attainable types of housing in places that duplex and townhouse development was already allowed.

The following tables illustrate each of the zones that currently have Cluster, MPDU or both optional methods available to them.

	Ag	Rural Residential			Residential												
					Residential Detached							Residential Townhouse			Residential Multi-Unit		
OMD	AR	R	RC	RNC	RE-2	RE-2C	RE-1	R-200	R-90	R-60	R-40	TLD	TMD	THD	R-30	R-20	R-10
Cluster						*	*	*	X	X							
MPDU				X		X	X	X	X	X	X	X	X	X	X	X	X

	Commercial/Residential			Employment			
	CRN	CRT	CR	GR	NR	LSC	EOF
Cluster							
MPDU	X	X	X	X	X	X	X

* Denotes Cluster OMD for which staff does not recommend Multiplex building types

X Denotes where staff recommends Multiplex building types be added to the OMD.

There is no intended change to any of the development standard categories within any of these tables. Staff is proposing to just add the Multiplex as a column between Duplex and Townhouse, and to fill in the appropriate standards. In many of the standards, both the Duplex and Townhouse share the same standard, therefore the Multiplex would receive the same value. Commonly that value is “determined at site plan” for setbacks, or a set matching value for height. The standards where Multiplex would need a unique value include the coverage, and lot area. Staff will use a value between the Duplex and Townhouse types to fill in these figures. These specific values and the final draft tables will be made available at a future worksession focused primarily on the actual draft ZTAs. For reference, the table headings showing the buildings types would look as follows:

	Detached House <u>for one-unit living</u>	Duplex	<u>Multiplex</u>	Townhouse
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The exceptions are in the RE-2C, RE-1 and R-200 zones under the Cluster option. This option does not allow Duplex or Townhouse building types and instead only allows detached houses (though on smaller lots than under the standard method). Staff is not proposing to add Multiplex to these three OMD tables, because it breaks from the rationale of adding Multiplex in other OMDs where the Duplex and Townhouse types are already allowed.

Use Standards – Multi-Unit Living Section 59.3.3.F

As part of the previous worksession staff report and presentation there was discussion about the Household Living use standards and the modifications that were necessary for the standard method of development changes recommended by Staff and the Board. There are a few additional changes to this section, particularly for Multi-Unit living, that would need to be made if modifying the OMDs to include Multiplexes. The following new limited use provisions are proposed:

- a. In the RNC zone, Multi-Unit Living is permitted if it is:
 - i. served by public sewer service or designated for sewer service in the applicable master plan,
 - ii. part of a development including optional method Moderately Priced Dwelling Units (see Division 4.4), and
 - iii. is located in a multiplex building type as a triplex.
- b. RE-2C and RE-1 zones, Multi-Unit Living is permitted if it is:
 - i. served by public sewer service or designated for sewer service in the applicable master plan,
 - ii. is part of a development including optional method Moderately Priced Dwelling Units (see Division 4.4), and
 - iii. is located in a multiplex building type.
- e. In the TLD, TMD, and THD zones, Multi-Unit living is permitted in a multiplex building type.

These new limited use standards clarify that in the RNC, RE-2C and RE-1 zones, Multi-Unit living is intended only to allow for the Multiplex building type and can only apply to MPDU optional method projects with public water and sewer service. The Multi-Unit household living would also only apply as a Multiplex building type in the three townhouse zones. Multi-Unit living in apartments is already allowed in the Residential Multi-Unit, Commercial/Residential, and Employment Zones.

STANDARD METHOD OF DEVELOPMENT – OTHER ZONES

Staff recommends making minor changes to the development standards tables in certain standard method of development tables in zones where Duplex and Townhouse types are already allowed as standard method of development. This recommendation also follows the same pattern of including the Multiplex building type in places where the Duplex and Townhouse already are allowed. Specifically, the TLD, TMD, THD, R-30, R-20, R-10, CRN, CRT, CR, GR, NR, LSC and EOF zones under standard method would have modified data tables to add Multiplex. Each of these zones uniquely had two building type columns for Duplex, one for Duplex-Side and one for Duplex-Over. Staff through its modified definition of Duplex and clarity of creating standards on a per unit basis would consolidate Duplex into one column and use the other as the new Multiplex standards. Like in the OMDs, most standards between the Duplex and Townhouse are already shared except for coverages and lot area, so the same methodology will be used to duplicate the shared standards for Multiplex, and establish lot area and coverage at a level between the Duplex and Townhouse values. An example table heading would look as follows:

<p>Detached House <u>for Single Unit Living</u> or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone</p>	<p>Duplex –Side</p>	<p>Duplex –Over <u>Multiplex</u></p>	<p>Townhouse</p>
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Building Types in the C/R, Employment and Industrial Zones (Section 59.4.1.5)

The same way staff recommended adding the Multiplex as a defined term, and making minor text modifications to the Duplex, Townhouse, and Apartment building types for the building types in the Agricultural, Rural Residential and Residential Zones previously, staff is recommending identical changes in the C/R, Employment and Industrial Zones.

B. Duplex

A duplex is a building containing 2 principal dwelling units that may contain ancillary nonresidential uses, such as a Home Occupation or Family Day Care. Duplexes may have the units arranged horizontally or vertically.

C. Multiplex

A multiplex is a building containing 3 or 4 principal dwelling units where each dwelling unit is separated by a party wall. Multiplexes may have the units arranged horizontally, vertically or a combination of the two. A Multiplex may contain ancillary nonresidential uses, such as a Home Occupation or Family Day Care. A three-unit multiplex is also known as a triplex, and a four-unit multiplex is also known as a quadplex.

D. Townhouse

A townhouse is a building containing 4 or more dwelling units where each dwelling unit is separated vertically by a party wall and the dwellings are arranged linearly. A townhouse may contain ancillary nonresidential uses, such as a Home Occupation or Family Day Care.

E. Apartment Building

An apartment building is a building containing 3-5 or more dwelling units vertically and horizontally arranged. An apartment may contain up to 10% of the gross floor area as Retail/Service Establishment uses, otherwise it is a multi-use building. An Apartment Building with 19 or fewer dwellings is also known as a Small Apartment.

USE TABLE

Staff recommends modifying the Use Table in Section 59.3.1.6 to add a new use for Cottage Court Living. The use table under Section 3.1.6 is the first place to look to see whether a use is allowed in the underlying zone. Cell values in the table are one of four options. A blank denotes a use that is not allowed. “P” denotes the use is permitted by-right. “L” indicates the use is allowed as a limited use, if it meets the applicable limited use standards, some of which are discussed in more detail later in the report. Finally, “C” indicates a use that is allowed if approved through the conditional use process. As part of the Attainable Housing Strategies, the Use Table is proposed to be modified, as shown below:

USE OR USE GROUP	Definitions and Standards	Residential																	
		Ag	Rural Residential			Residential Detached								Residential Townhouse			Residential Multi-Unit		
			AR	R	RC	RNC	RE-2	RE-2C	RE-1	R-200	R-90	R-60	R-40	TLD	TMD	THD	R-30	R-20	R-10
RESIDENTIAL																			
HOUSEHOLD LIVING	3.3.1																		
Single-Unit Living	3.3.1.B	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<u>Cottage Court Living</u>	<u>3.3.1.C</u>									L	L								
Two-Unit Living	3.3.1.C <u>3.3.1.D</u>				P		L	L	L	L	L	P	P	P	P	P	P	P	
Townhouse Living	3.3.1.D <u>3.3.1.E</u>				P		L	L/C	L/C	L/C	L/C	L	P	P	P	P	P	P	
Multi-Unit Living	3.3.1.E <u>3.3.1.F</u>				L		L	L	L	L	L	L	L	L	L	P	P	P	

The changes shown for Multi-Unit Living were mostly discussed and agreed to at a previous worksession. Multi-Unit living is proposed as a limited use in the RNC, RE-2C and RE-1 zones to accommodate the Multiplex Building type under the MPDU Optional Method of development.

Building Type by Zone and Method of Development

The table below showing building type allowed by method by zone. This table was first shown in a previous worksession but is being repeated here to show the full range of changes by adding the AHOM, adding Multiplex building type in all other optional methods, and how it would now be allowed also in the RNC, Residential Estate, and Townhouse Zones.

	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone	<u>Detached House for Cottage Court</u>	Duplex	<u>Multiplex</u>	Townhouse	Apartment Building
Agricultural Zone						
Agricultural Reserve (AR)	A	--	--	--	--	--
Rural Residential Zones						
Rural (R)	A	--	--	--	--	--
Rural Cluster (RC)	A	--	--	--	--	--
Rural Neighborhood Cluster (RNC)	A	--	A	<u>A</u>	A	--
Residential Detached Zones						
Residential Estate - 2 (RE-2)	A	--	TDR,	<u>TDR</u>	TDR	TDR
Residential Estate - 2C (RE-2C)	A	--	MPDU	<u>MPDU</u>	MPDU	--
Residential Estate - 1 (RE-1)	A	--	MPDU	<u>MPDU</u>	MPDU	--
Residential - 200 (R-200)	A	--	<u>A</u> MPDU, TDR	<u>MPDU, TDR</u>	MPDU, TDR	TDR
Residential - 90 (R-90)	A	<u>AH</u>	<u>A</u> MPDU, TDR	<u>A</u>	<u>AH</u> , MPDU, CD, TDR	<u>AH</u> , TDR
Residential - 60 (R-60)	A	<u>AH</u>	<u>A</u> MPDU, TDR	<u>A</u>	<u>AH</u> , MPDU, CD, TDR	<u>AH</u> , TDR
Residential - 40 (R-40)	A	--	A	<u>A</u>	MPDU	--
Residential Townhouse Zones						
Residential Low Density (TLD)	A	--	A	<u>A</u>	A	--
Residential Medium Density (TMD)	A	--	A	<u>A</u>	A	--
Residential High Density (THD)	A	--		<u>A</u>	A	--

A – permitted, limited use, or conditional use, AH – Attainable Housing optional method, CD – Cluster Development optional method, MPDU – Moderately Priced Dwelling Unit optional method, TDR – Transfer of Development rights Overlay, -- not allowed.

ATTACHMENT

Attachment 1: Attainable Housing Optional Method Standards Tables

R-go Attainable Housing Optional Method of Development DRAFT Table

	Attainable Housing Development				
	Detached House for Cottage Court Living	Duplex	Multiplex	Townhouse	Apartment
1. Site					
Dimensions (min)					
Usable area	20,000 SF				
Specification for Site under Attainable Housing Development					
A Attainable Housing Development may be applied to a site recommended in a master plan, a site adjacent to the right-of-way of a road identified for Bus Rapid Transit in a Master Plan, or a site adjacent to Connecticut Avenue or the portion of River Road inside the Capital Beltway.					
Density					
Density (units/acre)	9				
Specifications for Density					
Density allowed for development in the Attainable Housing optional method of development is calculated on a sliding scale based on the size of the units proposed by the development as follows:					
<ul style="list-style-type: none"> a. A 1% increase in density for each 1% reduction in average unit size below the maximum, for projects up to 10% in unit size reduction b. A 1.2% increase in density for each 1% reduction in average unit size below the maximum, for projects with 10.1% – 20% in unit size reduction c. A 1.3% increase in density for each 1% reduction in average unit size below the maximum, for projects in excess of 20% in unit size reduction 					
Open Space (min)					
Common open space (% of usable area) (See Section 6.3.5)	15%	0% if <10 units, 10% if 10 units or more			
Site coverage	50%	60%	60%	60%	60%
Specification for Site Coverage					
a. In development with a detached house for cottage living, duplex, multiplex and townhouse building type, site coverage is calculated based on the area of the site associated with the development of those specific building types.					
2. Dwelling Units					
Average unit size (max)	1,200 SF				
Specification for Dwelling Unit Size					

	Attainable Housing Development				
	Detached House for Cottage Court Living	Duplex	Multiplex	Townhouse	Apartment
Average dwelling unit size is measured as the average unit size across all dwellings within the optional method development. Individual units may be larger or smaller.					
3. Lot					
Dimensions (min)					
Lot area	2,000 SF per unit	1,200 SF per unit	1,000 SF per unit	1,200 SF	1,000 SF per unit
Lot width at front building line	Determined at Site Plan			14'	Determined at Site Plan
Lot width at front lot line	Determined at Site Plan			14'	Determined at Site Plan
Frontage on street or open space	Required, except as exempt under Chapter 50				
Specification for Lot under Attainable Housing Development					
<p>a. Lot dimensions may be reduced under Section 4.4.2.C.1.b.</p> <p>a. Lot area requirements for the detached house for cottage court living includes necessary open space and shared parking requirements. Individual lots for individual dwellings may be as small as 1,200 SF.</p>					
4. Placement					
Principal Building Setbacks (min)					
Front setback from public street	15'	15'	15'	15'	15'
Front setback from private street or open space	10'	10'	10'	10'	10'
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	25'	25'	5'	25'	25'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	10'	10'	10'	10'	10'
Side or rear setback	Determined at Site Plan				

	Attainable Housing Development				
	Detached House for Cottage Court Living	Duplex	Multiplex	Townhouse	Apartment
Side setback, abutting property not included in application	8'	8'	Equal to required setback for a detached house building type in the abutting zone under standard method		
Rear setback, abutting property not included in application	8'	8'	Equal to required setback for a detached house building type in the abutting zone under standard method		
Rear setback, alley	4'	4'	4'	4'	4'
Accessory Structure Setbacks (min)					
Front setback	5' behind front building line				
Side street setback	Side street setback of principal building				
Side or rear setback	0'				
Side or rear setback, abutting property not included in application	Equal to required setback for a detached house building type in the abutting zone under standard method				
Rear setback, alley	4'	4'	4'	4'	4'
Specifications for Accessory Structure Setbacks under Attainable Housing Development					
<p>a. In addition to the front setback minimum, accessory structures must be located behind the rear building line of the principal building.</p> <p>b. Accessory structures on a lot or parcel abutting a national historical park must be set back a minimum of 200' from the national historical park unless the accessory structure is exempted under Section 6.4.3.C.3.</p>					
5. Height					
Height (max)					
Principal building	35'	40'	40'	40'	45'
Accessory structure	25'	25'	25'	25'	25'

R-6o Attainable Housing Optional Method of Development DRAFT Table

	Attainable Housing Development				
	Detached House for Cottage Court Living	Duplex	Multiplex	Townhouse	Apartment
1. Site					
Dimensions (min)					
Usable area	12,000 SF				
Specification for Site under Attainable Housing Development					
A Attainable Housing Development may be applied to a site recommended in a master plan, a site adjacent to the right-of-way of a road identified for Bus Rapid Transit in a Master Plan, or a site adjacent to Connecticut Avenue or the portion of River Road inside the Capital Beltway.					
Density (max)					
Density (units/acre)	12				
Specifications for Density					
Density allowed for development in the Attainable Housing optional method of development is calculated on a sliding scale based on the size of the units proposed by the development as follows: <ul style="list-style-type: none"> a. A 1% increase in density for each 1% reduction in average unit size below the maximum, for projects up to 10% in unit size reduction b. A 1.2% increase in density for each 1% reduction in average unit size below the maximum, for projects with 10.1% – 20% in unit size reduction c. 1.3% increase in density for each 1% reduction in average unit size below the maximum, for projects in excess of 20% in unit size reduction 					
Open Space (min)					
Common open space (% of usable area) (See Section 6.3.5)	15%	0% <10 units 10% - 10 units or more			
Site Coverage (max)					
Site coverage	50%	60%	60%	70%	70%
Specification for Site Coverage					
a. In development with a detached house for cottage living, duplex, multiplex and townhouse building type, site coverage is calculated based on the area of the site associated with the development of those specific building types.					
2. Dwelling Units					

	Attainable Housing Development				
	Detached House for Cottage Court Living	Duplex	Multiplex	Townhouse	Apartment
Average unit size (max)	1,200 SF				
Specification for Dwelling Unit Size					
Average dwelling unit size is measured as the average unit size across all dwellings within the optional method development. Individual units may be larger or smaller.					
3. Lot					
Dimensions (min)					
Lot area	2,000 SF per unit	1,000 SF per unit	800 SF per unit	1,000 SF	800 SF per unit
Lot width at front building line	Determined at Site Plan			14'	Determined at Site Plan
Lot width at front lot line	Determined at Site Plan			14'	Determined at Site Plan
Frontage on street or open space	Required except as exempted by Chapter 50				
Specification for Lot under Attainable Housing Development					
<ul style="list-style-type: none"> a. Lot dimensions may be reduced under Section 4.4.2.C.1.b. b. Lot area requirements for the detached house for cottage court living includes necessary open space and shared parking requirements. Individual lots for individual dwellings may be as small as 1,000 SF. 					
4. Placement					
Principal Building Setbacks (min)					
Front setback from public street	15'	15'	15'	15'	15'
Front setback from private street or open space	10'	10'	10'	10'	10'
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	20'	20'	20'	20'	20'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	10'	10'	10'	10'	10'
Side or rear setback	0'				

	Attainable Housing Development				
	Detached House for Cottage Court Living	Duplex	Multiplex	Townhouse	Apartment
Side setback, abutting property not included in application	8'	8'	Equal to required setback for a detached house building type in the abutting zone under standard method		
Rear setback, abutting property not included in application	8'	8'	Equal to required setback for a detached house building type in the abutting zone under standard method		
Rear setback, alley	4'	4'	4'	4'	4'
Accessory Structure Setbacks (min)					
Front setback	5' behind front building line				
Side street setback	Side street setback of principal building				
Side or rear setback	0'				
Side or rear setback, abutting property not included in application	Equal to required setback for a detached house building type in the abutting zone under standard method				
Rear setback, alley	4'	4'	4'	4'	4'
Specifications for Accessory Structure Setbacks under Attainable Housing Development					
<p>a. In addition to the front setback minimum, accessory structures must be located behind the rear building line of the principal building.</p> <p>b. Accessory structures on a lot or parcel abutting a national historical park must be set back a minimum of 200' from the national historical park unless the accessory structure is exempted under Section 6.4.3.C.3.</p>					
5. Height					
Height (max)					
Principal building	30'	40'	40'	40'	45'
Accessory structure	20'	25'	25'	25'	25'

R-40 Attainable Housing Optional Method of Development DRAFT Table

DRAFT