

Attachment B

Recommendations	Final Recommendation
<i>Focus the draft AHS report on general recommendations that may result in changes to the zoning code, other sections of the code, and policy reforms, without providing explicit draft code changes</i>	Board supported not transmitting a ZTA with the final report, but does want to keep sufficient details in the report to aid in quickly drafting a ZTA in the future
<i>Create a new building type called Multiplex, and support the definition of a multiplex being a 3–4-unit building</i>	Board supported
<i>Modify the draft AHS report recommendations for Townhouse Building type to be 5 or more units, and removing the requirement that they have a linear arrangement</i>	Board supported
<i>Modify the Apartment Building type to be 5 or more units, and create a sub-definition for small apartment set at 19 or fewer units</i>	Board supported
<i>Create a new Attainable Housing Optional Method (AHOM)</i>	Board supported
<i>Require site plan review for AHOM</i>	Board supported - will create an administrative site plan for 19 or fewer dwellings using AHOM
<i>Require AHOM project to adhere to an average dwelling unit size</i>	Board supported
<i>Clarify in the report that Planning Board approval of AHOM is through a site plan</i>	Board supported
<i>Limit AHOM eligibility to:</i> <ul style="list-style-type: none"> - R-60 and R-90 zones - Properties adjacent to a Thrive Montgomery 2050 Growth Corridors - Properties recommended for AHOM or a residential floating zone in a master plan 	Board recommended AHOM within 500 feet of a Growth Corridor, or properties identified in a master plan for AHOM or a residential floating zone.
<i>Extend the existing optional method of development procedures to the AHOM</i>	Board supported
<i>Use the MPDU Optional Method standards table as the reference point for the AHOM, with specific modifications</i>	Board supported
<i>Building types in the AHOM include Detached House, Duplex, Multiplex, Townhouse, and Small Apartment</i>	Board supported
<i>Set minimum usable area at two times the minimum lot size for a detached house in the underlying zone</i>	Board did not support the recommendation
<i>Set the base density for AHOM developments at 2x the density of the underlying zone (10 units/acre in R-90, 13 units/acre in R-60)</i>	Board supported - with clarification that the density is on the gross tract.
<i>Allow for bonus density in the AHOM at 2% increase in density for each 1% decrease in average dwelling unit size.</i>	Board supported
<i>Require 10% Common Open Space</i>	Board supported
<i>Limit the average dwelling unit size to a maximum of 1,500 SF</i>	Board supported
<i>Limit the maximum dwelling unit size of a detached house to 1,500 SF</i>	Board did not support limiting SFD but no other building types in this way.
<i>Allow:</i> <ul style="list-style-type: none"> -duplexes in all of the R-40, R-60, R-90, and R-200 zones -triplexes in all of the R-40, R-60, and R-90 zones -quadplexes in the R-60 and R-90 zones within the PHD 	Board supported - modified to add triplexes and quadplexes to the R-200 zone inside the PHD
<i>Create a Priority Housing District (PHD) in areas one mile from a Redline Metro Rail station, Purple Line station, MARC station, and 500 feet from any Thrive Montgomery 2050 Growth Corridor.</i>	Board supports PHD - geography kept the same but added R-200

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<i>Modify the definition of Townhouse Living to five or more dwellings in a townhouse building type.</i>	Board supported
<i>Modify the definition of multi-unit living to include multiplex buildings.</i>	Board supported
<i>Allow multi-unit living as a limited use in the R-90, R-60, and R-40 zones to allow for multiplex buildings</i>	Board supported - Will add R-200 for purposes of the PHD
<i>Modify limited use standards in the R-90, R-60 and R-40 zones to require conformance with a pattern book, and allow up to 3 units in a multiplex building generally, and up to four units in a multiplex building within a PHD</i>	Board supported - R-200 added to areas where the PHD allows triplexes and quadplexes.
<i>Continue to allow tow-unit lving as a limited use in the R-200, R-90 and R-60 zones, but add a standard allowing it as standard method with conformance to a pattern book.</i>	Board supported
<i>Add the duplex and multiplex building types to the R-200, R-90, R-60 and R-40 standard method development standards tables.</i>	Board supported
<i>replace the lot standards for minimum area, and width at front building line with Building Site standards, keep lot standards for required frontage and width at front lot line.</i>	Board supported - Will also pursue removing lot frontage requirements if the Building Site has frontage and plats reflect easements.
<i>Modify the Subdivision Code to allow the Planning Director or Planning Board to approve lots without frontage if the larger Building Site has frontage and the plats reflect an ingress/egress and utility easement, for the creation of duplex and multiplex building types.</i>	Board supported
<i>Modify the Development Standards tables in the Zoning Code in the R-200, R-90, R-60 and R-40 zones to allow lots without frontage for the duplex and multiplex building types if the Building Site has adequate frontage for access and utilities, and has adequate access easements.</i>	Board supported
<i>Rename the table section "building site and lot"</i>	Board supported
<i>Remove the draft AHS recommendation maximum site area (slightly more than 2x the minimum lot area for a detached house)</i>	Board supported
<i>Remove the density standard from the standards table</i>	Board supported
<i>Replace lot coverage with Building Site coverage</i>	Board supported
<i>Support allowing an exception from minimum building site area for existing platted lots or parcels that do not meet the minimum area requirements but are currently eligible for a building permit.</i>	Board supported
<i>Remove the draft AHS recommendation explaining minimum lot areas are expressed as an average.</i>	Board supported
<i>Modify any other standards (such as building placement setbacks) that reference 'lot' to clarify it is lot, or Building Site.</i>	Board supported - Planning Staff will initiate internal work on a Pattern Book in summer 2024 so it will be nearly finished by the time any zoning changes are through the process and adopted.

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<p>Retain all development standards for:</p> <ul style="list-style-type: none"> -Placement -Height -Form -Buildings for Agriculture 	Board supported - also need to include DOT and other agencies as necessary.
Require new small scale standard method development or major redevelopment of attainable housing types to conform to the elements of a pattern book	Board supported
Coordinate with DPS on the creation of a pattern book	Board supported
Reduce the parking minimums by 50% in the R-40, R-60, R-90, and R-200 zones outside the PHD where on-street parking is available, and inside the PHD where on-street parking is not available.	Board supported
Reduce the parking minimums by 75% in the R-40, R-60, and R-90 zones where on-street parking is available.	Board supported
Modify the list of building types that are exempt from the parking design standards of Section 6.2.5. to include the multiplex building type	Board supported
Allow tandem parking on a per-building basis rather than a per-unit basis for duplex and multiplex buildings.	Board supported
Create a new minor subdivision for small scale attainable housing, for subdividing one existing lot into smaller lots	Board supported
Create a new Administrative Subdivision for the creation of lots with 19 or fewer dwellings that are creating duplex and multiplex buildings	Board supported
Create an Administrative Site Plan process allowing the Director to approve a site plan with 19 or fewer dwellings, with a 90 day review period.	Board supported
Modify the definition of large scale to reference any buildings four or more stories, and to replace small apartment buildings (four stories) with apartment buildings.	Board supported
Pursue a corridor planning strategic plan that develops corridor typologies which define the land use, urban design, transportation, and environmental characteristics of corridor planning.	Board supported
Use existing available process for achieving large scale AHS development, and recommend future consideration of specific form based zone(s) that could be applied to advance large scale attainable housing.	Board supported
Add the multiplex building type to all of the existing optional methods of development standards tables.	Board supported
Add the multiplex building type to all existing zones that allow townhouse under the standard method of development standards tables.	Board supported
Add the multiplex building type to the TDR zoning table expressing the minimum percentage of each building type required based on the TDR density designation.	Board supported

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Set 1 TDR to equal two dwellings in a multiplex building in Metro Station Policy Areas, and 1 TDR to equal one dwelling in a multiplex building in a Non-Metro Station Policy Area.	Board supported
Include in the final AHS report a brief description of the above issues (Driveways, Tree Canopy, Fire and Rescue access, Stormwater) explaining why coordination on these subjects is necessary to maximize the effectiveness of AHS, acknowledging that there may be additional policy and code areas not directly covered herein.	Board supported - wants to acknowledge potential equity issues around community level incentives.
Support providing a list of potential owner-occupied attainable housing incentives including tax refunds/credits, a conversion assistance toolkit, and a special loan fund.	Board supported
Support including catalyst policies in the Attainable Housing Strategies as a potential way to assist with the development of attainable housing types.	Board supported
<p>The AHS report should include recommendations and comments on:</p> <ul style="list-style-type: none"> • How impact taxes should apply and be calculated. • The roles and potential code changes needed to work with HOAs and Municipalities. • The need to exempt small scale attainable housing development from density and subdivision controls found in the conditions of preliminary and site plans. • The relationship between APF and attainable housing types. 	Board supported
Update the report with new completed engagement activities.	Board supported
Include narrative related to neighborhood change and income change in the report	Board supported
Support using Local Map Amendments (LMA) for Floating Zones as a way to achieve Large Scale attainable housing in the short term.	Board supported
<p>Modify the LMA process to include the following:</p> <ul style="list-style-type: none"> • Adding one or more prerequisites to Article 59-5.1.3.D that speak directly to providing attainable, or affordable housing. • Allowing further increases in maximum allowed residential density when the pre-existing base zone is a Residential Detached Zone, predicated on the application being adjacent to one of the Growth Corridors. This could be an additional column to table ## above providing more units per acre in residential only zones, or an increase in the allowed residential FAR in exchange for not providing any commercial uses. • Once new form-based corridor zones are established, create a Floating Zone equivalent that can be applied for using this process. 	Board supported