

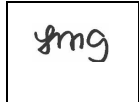
INNOVATIVE HOUSING TOOLKIT



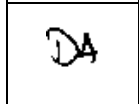
Description

The Innovative Housing Toolkit project examines how existing zoning regulations can support new housing types, explores the architectural and design framework within which smaller, multi-unit residential structures can be built in neighborhoods dominated by detached single-family units, and provides guidance on innovative construction techniques and environmentally sustainable site planning.

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Summary

- The Innovative Housing Toolkit project explores diverse housing types and innovative construction types considering both current and the proposed Attainable Housing Strategies zoning regulations.

INFORMATION

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Planning Division

Countywide Planning & Policy

Planning Board Information

Item #11 – Innovative Housing Toolkit

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BACKGROUND

The Attainable Housing Strategies (AHS) project began in 2021 with the goal of recommending zoning modifications that would help diversify the county's housing stock. After years of analysis and conversations with the community, in 2024, Planning Staff recommended a set of zoning modifications that would give property owners the option to build structures such as duplexes, triplexes, townhouses, small apartment buildings, and other diverse types of housing within single-family zoned areas in the county. The Montgomery County Planning Board approved these recommendations and transmitted them to the County Council in June 2024.

As part of the work to support AHS, in 2022, Montgomery Planning issued an RFP for the Innovative Housing Toolkit. The Innovative Housing Toolkit project's goals were threefold:

- To better understand how existing zoning regulations can support new housing types.
- To explore the architectural and design framework within which smaller, multi-unit residential structures can be built in neighborhoods dominated by detached single-family units.
- To better understand innovative construction techniques and environmentally sustainable site planning.

OVERVIEW OF INNOVATIVE HOUSING TOOLKIT

This briefing presents the findings and recommendations from the *Innovative Housing Toolkit* project. The consultant group Michael Baker International worked with Planning Staff to prepare deliverables for the *Innovative Housing Toolkit* project which included four tasks:

1. Zoning Analysis

- a. A review of current regulations and processes associated with housing development in the county's single-family residential zones. The study evaluates development standards such as lot coverage, setbacks parking, etc. in residential zones.
- b. A summary and analysis of key barriers (beyond building types permitted) in residential zones to building small multi-unit buildings in a cost-effective manner with a menu of potential solutions to address such barriers.

2. Conceptual Design Package: A conceptual design package for hypothetical sites in the county's residential zones including R-40, R-60, R-90, and R-200 that include prototypical, market responsive duplexes, triplexes, quadplexes, and cottage courts.

3. Innovative Construction Techniques: A summary and discussion of innovative construction techniques and materials and evaluation of building code and permit requirements, as well as

criteria for emergency access and the provision of utilities, in the single-family residential zones.

- 4. Sustainable Site Planning:** A summary and discussion of innovative and environmentally sustainable site planning techniques.

Planning Staff and representatives from Michael Baker International will brief the Planning Board on the findings of the study and will be available to answer any questions from the Planning Board.

ATTACHMENTS

Attachment A: Innovative Housing Toolkit Executive Summary

Attachment B: Zoning Analysis

Attachment C: Conceptual Design Package

Attachment D: Innovative Construction Techniques

Attachment E: Sustainable Site Planning