



Montgomery Planning | Countywide Planning & Policy

09/09/2021



Attainable Housing Strategies

Work Session #3



Attainable Housing Strategies

Today's Agenda

Staff would like to discuss and seek Planning Board agreement or direction on the following topics specific to the by-right development proposal for duplexes, triplexes and quadplexes:

- Recap of previous decisions pertinent to today's discussion
- The role a Pattern Book would play
- Defined terms
- Modifications to the Use Table
- Limited Use Standards for two-unit and multi-unit housing
- Standard method of development data tables of development standards for the R-200, R-90, R-60 and R-40 zones



Recap – Attainable Housing by-right

Applicable Residential Zones				
	R-40	R-60	R-90	R-200
Duplex	P	P	P	P
Triplex	P	P	P	
Quadplex	PHD	PHD	PHD	

P – Permitted by-right

PHD – Permitted by-right within the Priority Housing District



Recap – Priority Housing District:

- The PHD is the area with more intensive zoning changes to support attainable housing due to proximity to transit, including allowing house-scale quadplexes by-right and allowing the greatest parking reductions.
- The PHD would only apply to the R-40, R-60, and R-90 zones.
- The Priority Housing District includes a 500-foot straight line buffer from the centerline of all of the Master Planned BRT corridors, plus all of Connecticut Avenue and the portion of River Road inside the Beltway, and a one-mile straight-line buffer from a Metrorail, lightrail, or MARC station.



Biden-Harris Administration Announces Immediate Steps to Increase Affordable Housing Supply

- The Administration is announced a number of steps that will create, preserve, and sell to homeowners and non-profits nearly 100,000 additional affordable homes for homeowners and renters over the next three years, with an emphasis on the lower and middle segments of the market.
 - Boost the supply of quality, affordable rental units
 - **Boost the supply of manufactured housing and 2-4-unit properties**
 - Make more single-family homes available to individuals, families, and non-profit organizations – rather than large investors
 - **Work with state and local governments to boost housing supply**
 - <https://www.whitehouse.gov/briefing-room/statements-releases/2021/09/01/fact-sheet-biden-harris-administration-announces-immediate-steps-to-increase-affordable-housing-supply/>



Pattern Book



Pattern Book

- Staff recommends using a pattern book as a regulatory tool.
- Require any new Attainable Housing created by-right in the Attainable Housing Focus Zones comply with the recommendations of the Pattern Book.
- Adaptive reuse projects will not be required to conform to the recommendations of the pattern book.



Pattern Book – Goals

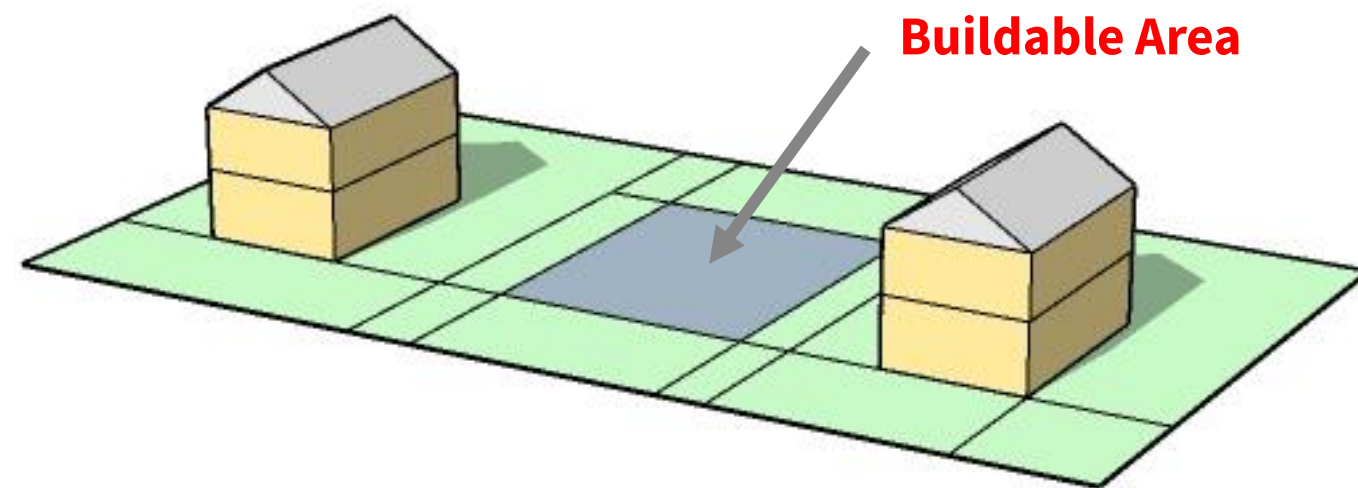
- **Provide clear and objective form-based standards to achieve the following:**
 - Ensure duplexes, triplexes and quadplexes that maintain a “house-scale”
 - Graphically illustrate the development standards to develop on diverse types of lots
 - Ensure parking does not diminish the public realm
 - Ensure elements like porches, stoops, and lead walks are included to create neighborly homes in safe and inclusive communities
 - Remove arbitrary terms such as “character” and “compatibility” from the evaluation criteria



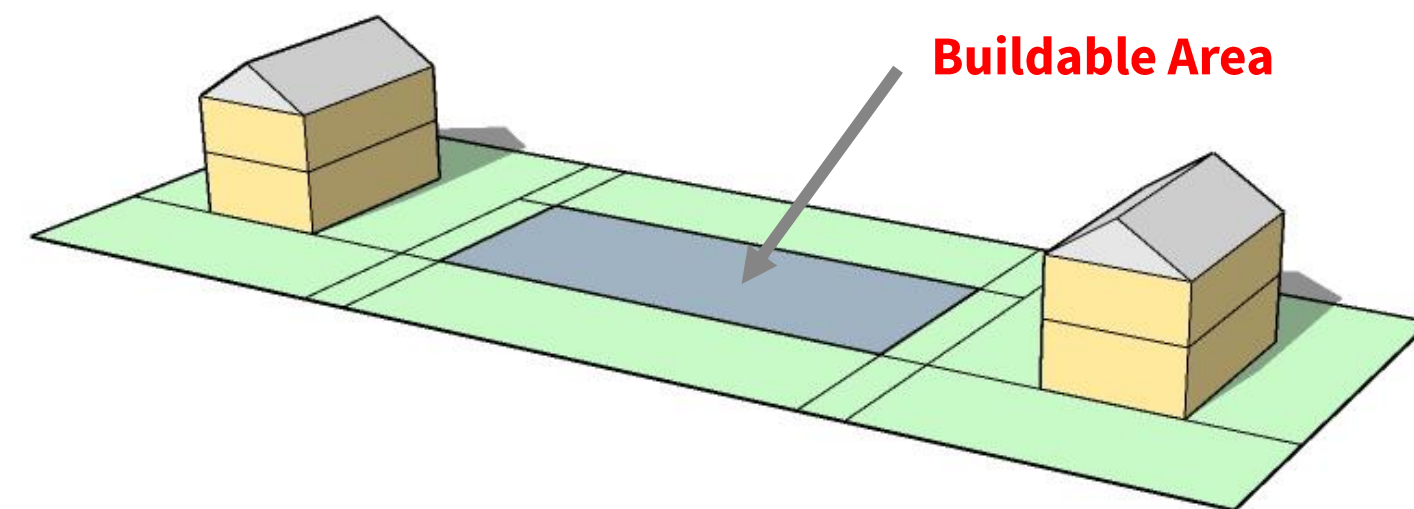
Pattern Book – Advantages

Form Based Standards

Scenario 1
Long Narrow Lot



Scenario 2
Wide Shallow Lot

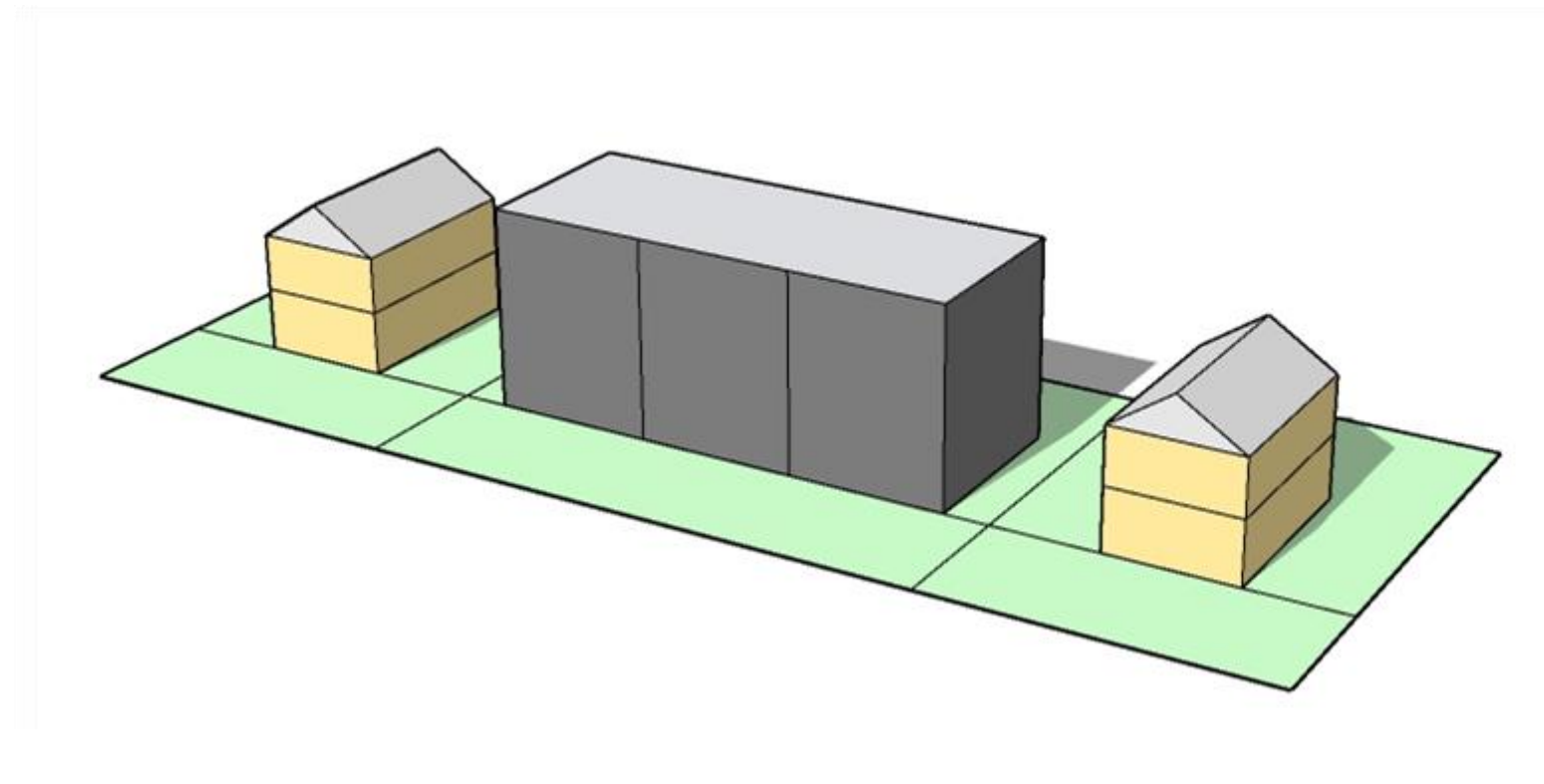
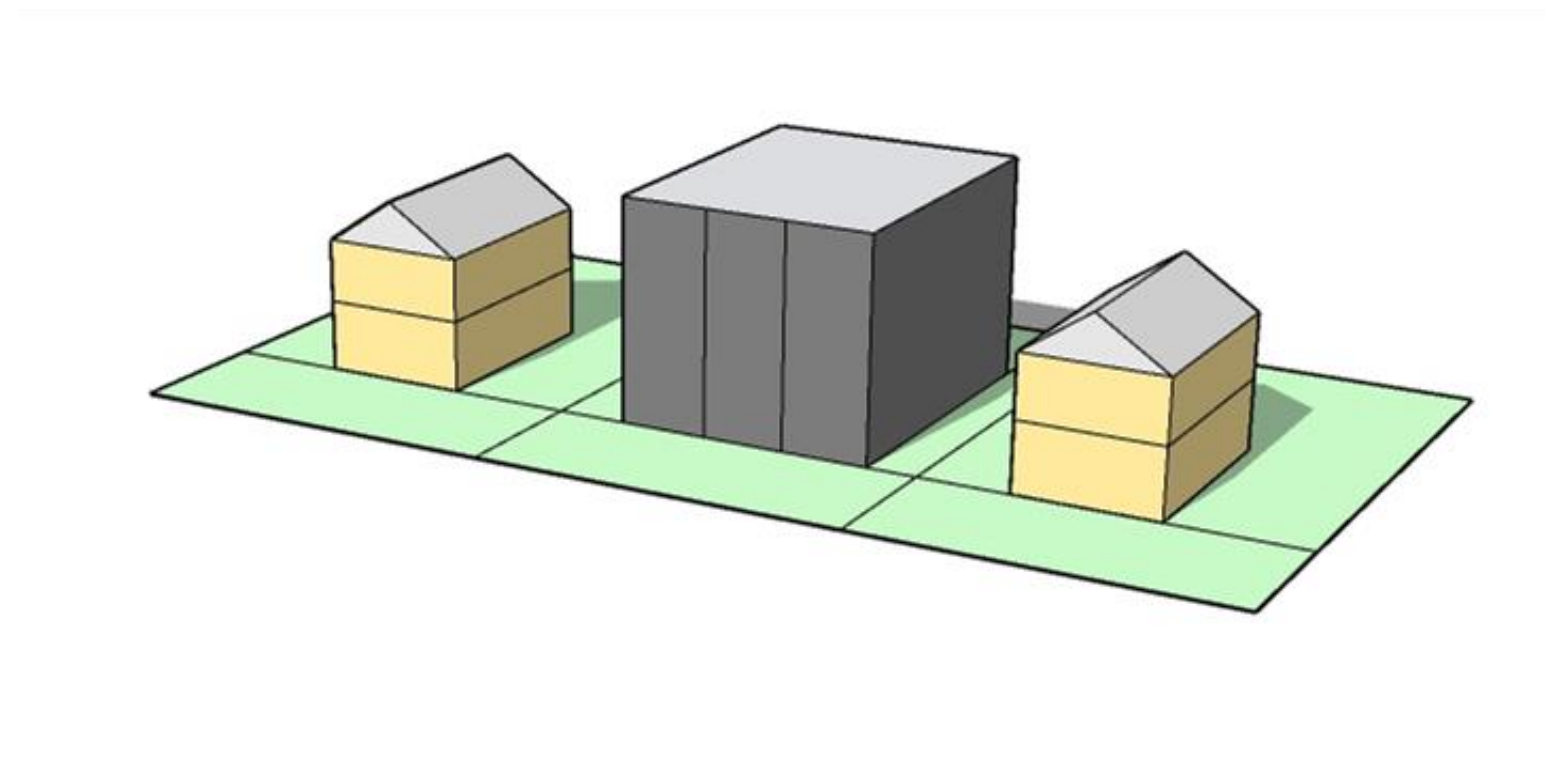


Example of buildable area for a triplex building in narrow/ long lot vs. in wide and shallow lot



Pattern Book – Advantages

Form Based Standards

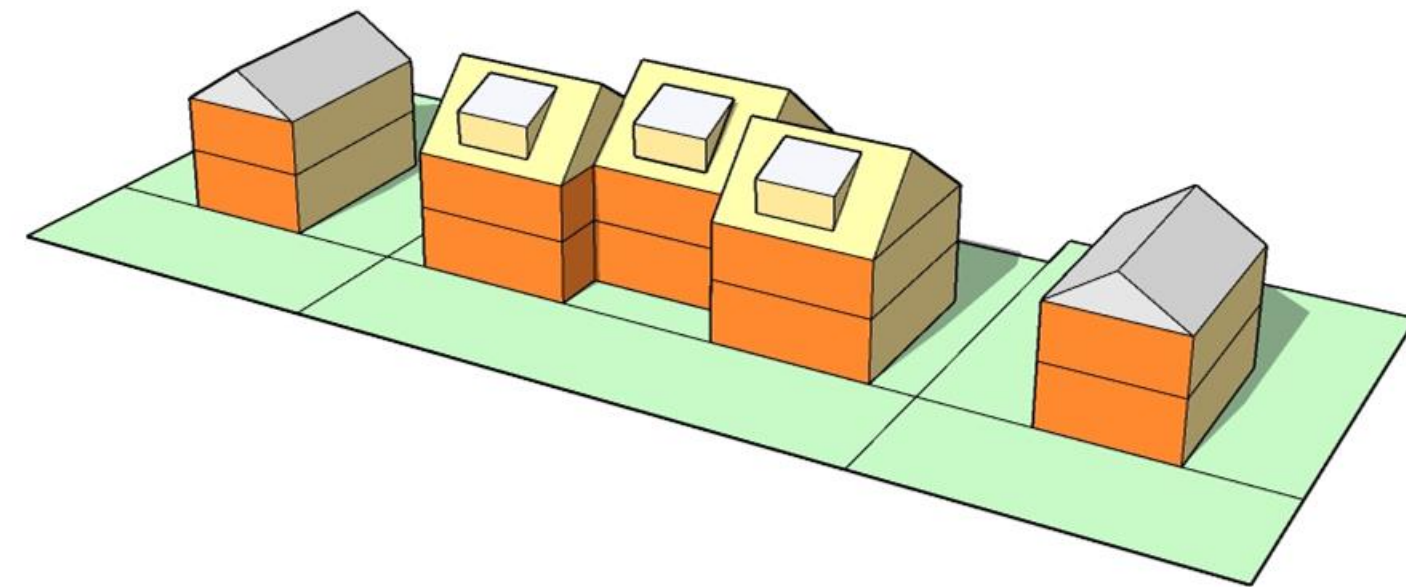
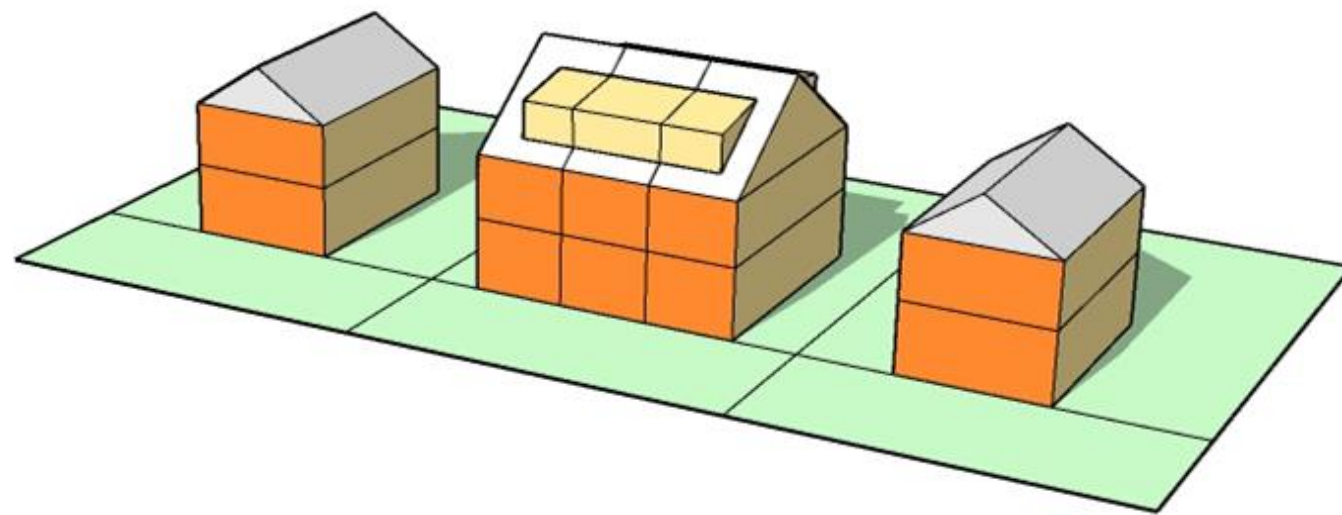


Example of a triplex's massing in narrow/ long lot vs. in wide and shallow lot



Pattern Book – Advantages

Form Based Standards



Example of a triplex massing's articulation based on the pattern book to maintain a "house-scale" in various lot configuration.



Pattern Book – Advantages

Maintaining a "House-Scale"



Pattern Book – Advantages

Putting parking in the right place



Pattern Book – Advantages

Building Neighborly Homes



Pattern Book – Scope and Limits

The Pattern Book shall provide recommendations that clearly articulate :

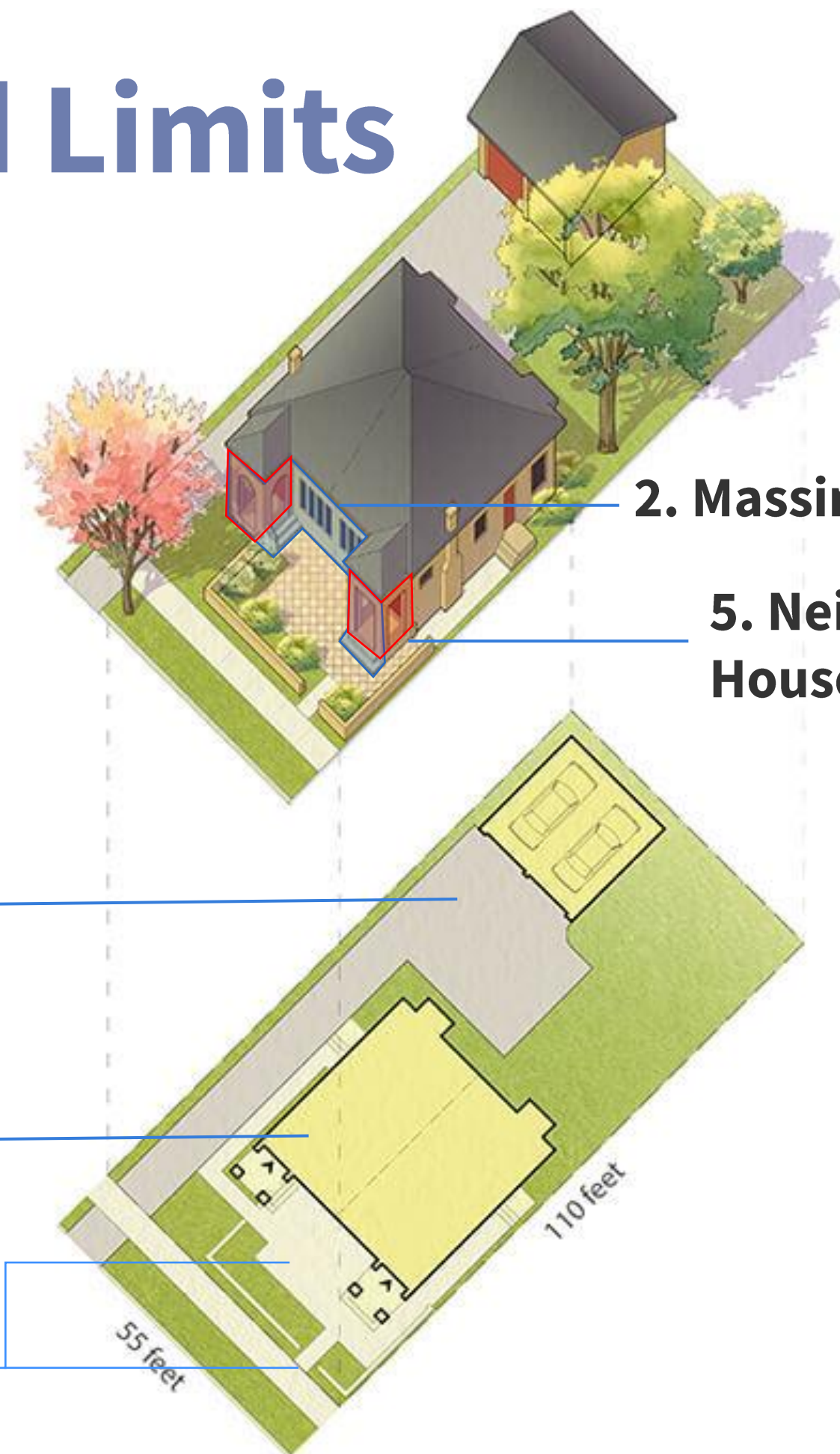
1. Building Placement

3. Frontage design

4. On-Site parking

2. Massing

5. Neighborly House Details



Pattern Book – Scope and Limits

The pattern book will NOT Dictate :

- Architectural styles
- Cladding/Roofing Materials
- Colors
- Windows/Doors/Shutters
- Gutters and Downspouts Materials
- Details like Columns, Foundations, & Chimneys
- Front Yard Fences and Lighting



Pattern Book – Guiding Questions

- ❑ **Should the pattern book be regulatory or advisory in its nature?**
 - ❑ Staff recommends the pattern book should be regulatory
- ❑ **Should the pattern book's application pertain to all small scale attainable housing typologies, or only certain ones? Should it only apply to certain geographies?**
 - ❑ Staff recommends the pattern book's application pertain to all small scale attainable housing typologies, which includes duplexes, triplexes, and quadplexes
 - ❑ Staff recommends the pattern book apply to all geographies where the small scale attainable housing would be applicable



Pattern Book – Guiding Questions

- ❑ **Should the pattern book apply to only small scale attainable housing, or also medium and large scale?**
 - ❑ Staff recommends the pattern book only apply to small scale attainable housing
- ❑ **Should the pattern book cover any additional building types beyond duplexes, triplexes and quadplexes?**
 - ❑ Staff is recommending the pattern book apply to duplexes, triplexes, and quadplexes, and is seeking the Planning Board's guidance if it should apply to other types too
- ❑ **Should staff work with DPS as a separate effort to develop ready-to-use permit sets for duplexes, triplexes and quadplexes to facilitate their construction?**
 - ❑ Staff recommends that this should be another work item, and that permit sets have the capability of spurring meaningful development.



Zoning Changes: Standard Method Development



Major Changes to Code

- Use Table (3.1.6)
- Household Living Use (3.3.1)
 - Definitions of different types of households
 - Limit Use standards for different types of households
- Building Types (4.1.3)
 - Definitions of residential building types
 - Zones building types are allowed in
- Standards Tables for Standard Method of Development
 - Add columns for Duplex and Multiplex
 - Add Site standards
 - Remove Density
 - Generally maintain other development standards (height, setbacks, coverage)



Modified Use Table

USE OR USE GROUP	Definitions and Standards	Ag	Rural Residential			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
Cottage Court Living	3.3.1.C								<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>						
Two-Unit Living	3.3.1.C 3.3.1.D				P		L	L	L	L	L	P	P	P	P	P	P	P
Townhouse Living	3.3.1.D 3.3.1.E				P		L	L/C	L/C	L/C	L/C	L	P	P	P	P	P	P
Multi-Unit Living	3.3.1.E 3.3.1.F				<u>L</u>	-	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	P	P	P



Use Definitions

3.3.1 Household Living:

Single-Unit Living means the residential occupancy of a dwelling unit by a household for 30 consecutive days or longer.

Two-Unit Living means 2 dwelling units contained in a duplex building type.

Townhouse Living means ~~3~~ 4 or more dwelling units in a townhouse building type.

Multi-Unit Living means dwelling units in ~~an~~ a multiplex, apartment or multi use building type. Multi-Unit Living includes ancillary offices to manage, service, and maintain the development.



Limited Use Standards

3.3.1.D. Two Unit Living

Where Two-Unit Living is allowed as a limited use, it must satisfy the following standards:

* * *

b. In the R-200, R-90 and R-60 zones, Two-Unit living is permitted by-right, if the proposed duplex building at the time of building permit conforms to the requirements of an Attainable Housing Pattern Book approved by the Planning Board. Two-Unit living is also permitted as part of a development including Optional Method Moderately Priced Dwelling Units or Optional Method Cluster Development (see Division 4.4)

~~b. In the R-200 zone, Two-Unit Living is permitted as part of a development including optional method Moderately Priced Dwelling Units (see Division 4.4).~~

~~c. In the R-90 and R-60 zones, Two-Unit Living is permitted as part of a development including optional method Moderately Priced Dwelling Units or optional method Cluster Development (see Division 4.4).~~

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

ed. In the LSC zone all Household Living uses are limited to 30% of the maximum allowed FAR mapped on the subject site.



Limited Use Standards

3.3.1.F Multi-Unit living

* * *

d. In the, R-90, R-60, R-40 zones, Multi-Unit living is permitted under the following circumstances

- i. Anywhere if in a multiplex building as a triplex development if the massing and design elements conform to the standards of an attainable housing pattern book, or
- ii. in a multiplex building type as a triplex or quadplex if located within a Focused Growth Area and if the massing and design elements conform to the standards of an attainable housing pattern book,



Compliance Required

4.1.2.C. In the Agricultural, Rural Residential, and Residential Detached zones, only one principal building for a detached house, duplex, or multiplex is allowed per lot, except as allowed under Section [3.1.6](#) for a Detached Accessory Dwelling Unit, Farm Labor Housing Unit, or Guest House, or under Section [7.7.1.A.1](#) for an Existing Structure on October 30, 2014.



Building Types

4.1.3

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.

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.

Multiplex: 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. A building is not a Multiplex if it otherwise meets the definition of a Townhouse.

Townhouse: A townhouse is a building containing 3 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.

Apartment Building: An apartment building is a building containing 4 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.



Building Types Allowed By Zone

	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone	Duplex	<u>Multiplex</u>	Townhouse	Apartment Building
Agricultural Reserve (AR)	A	--	--	--	--
Rural (R)	A	--	--	--	--
Rural Cluster (RC)	A	--	--	--	--
Rural Neighborhood Cluster (RNC)	A	A	<u>A</u>	A	--
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>AH, MPDU, TDR</u>	<u>AH, MPDU, TDR</u>	TDR
Residential - 90 (R-90)	A	<u>A</u> MPDU, CD, TDR	<u>A</u>	<u>AH, MPDU, CD, TDR</u>	<u>AH, TDR</u>
Residential - 60 (R-60)	A	<u>A</u> MPDU, CD, TDR	<u>A</u>	<u>AH, MPDU, CD, TDR</u>	<u>AH, TDR</u>
Residential - 40 (R-40)	A	A	<u>A</u>	<u>AH, MPDU</u>	<u>AH,</u>
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.



Standards Tables – Building Types

	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	<u>Duplex</u>	<u>Multiplex</u>
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Standards Tables – Site and Lot

1. Lot and Density Site and Lot
Site
<u>Site area (Min)</u>
<u>Site area (Max)</u>
<u>Site width at front building line</u>
Lot (min)
Lot area
Lot width at front building line
Lot width at front lot line
Frontage on street or open space
Density
Density (Units/Acre)
Coverage (max)
Lot
Specification for <u>Site and</u> Lot and Density

Use of Site standards for the duplex and multiplex building types to provide standards that can be used for those buildings one a single lot *or* in a subdivision

- Site area (Min) would reflect the minimum lot size for a SFD
- Site area (Max) set at just over 2x the min
 - to allow for consolidation of no more than 2 existing lots as part of a standard method development for duplexes or multiplexes, accounting for variation in existing lot sizes
- With at front building line would remain the same as that set for a detached building



Standards Tables – Site and Lot

1. Lot and Density Site and Lot
<u>Site</u>
<u>Site area (Min)</u>
<u>Site area (Max)</u>
<u>Site width at front building line</u>
Lot (min)
Lot area
Lot width at front building line
Lot width at front lot line
Frontage on street or open space
Density
Density (Units/Acre)
Coverage (max)
Lot
Specification for <u>Site and</u> Lot and Density

Lot standard categories remain the same, but the way of expressing them for duplexes and multiplexes may change

- Lot area (min) to be expressed as a ‘per unit average’
- Flexibility
 - Rather than a minimum absolute lot area, it is a minimum average lot area
 - Whether to subdivide or not
 - Mix of lot sizes due to existing property shape, constraints, or variety in unit sizes



Example of Per Unit Average

Assume R-90 Zone

	Detached House...	Duplex	Multiplex
Lot (min)			
Lot area	9,000 SF	4,500 SF	2,250 SF

- A Duplex may
 - Be two units on one 9,000 SF min lot (4,500 SF per unit average)
 - Be two units on two, 4,500 SF lots (4,500 SF per unit average)
 - Be two units, one on a 5,000 SF lot and one on a 4,000 SF lot (4,500 SF per unit average)
- A Multiplex (quad) may
 - Be four units on one 9,000 SF min lot (2,250 SF per unit average)
 - Be four units on four 2,250 SF lots (2,250 SF per unit average)
 - Be four units, one on a 1,900 SF lot, one on a 2,100 SF lot, one on a 2,300 SF lot and one on a 2,700 SF lot (2,250 SF per unit average)



Standards Tables – Site and Lot

1. Lot and Density Site and Lot
<u>Site</u>
<u>Site area (Min)</u>
<u>Site area (Max)</u>
<u>Site width at front building line</u>
Lot (min)
Lot area
Lot width at front building line
Lot width at front lot line
Frontage on street or open space
Density
Density (Units/Acre)
Coverage (max)
Lot
Specification for <u>Site and</u> Lot and Density

Density is proposed for removal as a development standard

- Was useful as a quick way to determine units/acre based on the minimum lot size for a detached dwelling
- Not a practical measure if duplexes and multiplexes are allowed by-right
- Use Site Area and Lot Area as mechanisms to manage development intensity across different zones



Standards Tables – Site and Lot

1. Lot and Density Site and Lot
<u>Site</u>
<u>Site Area (Min)</u>
<u>Site Area (Max)</u>
<u>Site width at front building line</u>
Lot (min)
Lot area
Lot width at front building line
Lot width at front lot line
Frontage on street or open space
Density
Density (Units/Acre)
Coverage (max)
Lot
Specification for <u>Site and Lot</u> and Density

New Specifications

Site area minimum for duplex and multiplex, and lot area averages for duplex may be smaller than required if the project is on an existing residential lot eligible for a building permit under Section 7.7.1.D.1.a. The site area minimum becomes the existing lot or parcel area, and the lot area average for the duplex is set at half the site area. Lot area for the multiplex type remains unchanged.

- Provision to allow existing undersized lots that would normally qualify for a building permit to still be divided into a duplex or a multiplex.
- Not providing lot area relief for the multiplex effectively prohibits a quadplex on an undersize lot.



Example of AH on a Small Lot

Assume R-60 Zone

Assume 5,000 SF lot

	Detached House...	Duplex	Multiplex
Lot (min)			
Lot area	6,000 SF	3,000 SF	1,500 SF

- A Duplex may
 - Be two units on one 5,000 SF min lot (2,500 SF per unit average)
 - Be two units on two, 2,500 SF lots (5,000 SF per unit average)
 - Be two units, one on a 2,200 SF lot and one on a 2,800 SF lot (5,000 SF per unit average)
- A Multiplex may
 - Be three units on one 5,000 SF min site, as one or multiple lots
(1,667 per unit average meets the 1,500 SF per unit average minimum)
 - May not be four units on one 5,000 SF min site, as one or multiple lots
(1,250 does NOT meet the 1,500 SF per unit average minimum)



Standards Tables – Buildings

<u>2. Buildings</u>
<u>Building Size (max)</u>
<u>Building Size (SF)</u>
<u>Specification for Building Size</u>

The Buildings section is a new proposed section of the standard method data tables

- Limits on building size are proposed as an additional way to ensure compatibility between new duplex and multiplex structures with existing detached structures
 - In addition to maintaining coverage, height and setbacks
 - Applies to all new buildings (including new detached)
- Proposed building size limits:
 - R-200* - 5,000 sq. ft.
 - R-90 – 4,500 sq. ft.
 - R-60 – 4,200 sq. ft.
 - R-40 – 4,000 sq. ft.



Standards Tables – Buildings

<u>2. Buildings</u>
<u>Building Size (max)</u>
<u>Building Size (SF)</u>
<u>Specification for Building Size</u>

Specifications for Building Size

- Unit size is a measure of finished and habitable above grade space.
- Building size maximums for detached houses only apply on lots under 16,000 SF in size
- Building size maximums applies to the new construction of a new principal dwelling where one did not exist before, or the increase of floor area of an existing structure by more than 50% through demolition and reconstruction of or an addition.

The final specification is the same language used today to determine what projects must apply the Residential infill Compatibility standards



Standards Tables – Placement, Height, Form, Farming

No major changes proposed to the sections for Placement, Height, Form, or Farming, except to add in data for the Duplex and Multiplex building types

- Keeping all values the same as for the detached dwellings
- Accessory Structure must be 5' behind front building line
 - Flexibility that may come with smaller lots for duplex or multiplex



Standards Tables R-200, R-90, R-60, R-40

[Development Standards Tables \(Attachment to Staff Report\)](#)



Next Steps

- Planning staff has scheduled three additional work sessions and now expects to be finished with work sessions in November.
- Next work session is on October 7, we will discuss the **Attainable Housing Optional Method of Development**.

Major Events/Milestones	
March 24	HEAT Meeting #1
March 29	Community Meeting #1
April 9	Virtual Office Hours
April 14	HEAT Meeting #2
April 21	Community Meeting #2
April 27	Virtual Office Hours
April 28	HEAT Meeting #3
May 13	Planning Board Briefing
May 19	HEAT Meeting #4
June 2	Community Meeting #3
June 3	Virtual Office Hours
June 14	#HousingDay on Twitter
June 24	Planning Board Briefing and Public Comments
July 8	Planning Board Work Session #1
July 22	Planning Board Work Session #2
September 9	Planning Board Work Session #3
October/November	Work Sessions Continue
Late Fall/Winter	Potential Council Action

