



Montgomery Planning | Countywide Planning & Policy

10/7/2021

Attainable Housing Strategies

Work Session #4



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 Attainable Housing Optional Method and Optional Methods of Development in general:

- Recap of previous decisions pertinent to today's discussion
- Introduction of Cottage Court Housing
- Geography of the Attainable Housing Optional Method
- Applicability of the Attainable Housing Optional Method
- Standards Tables for the Attainable Housing Optional Method
- Optional Methods of Development – Other Zones
- Standard Method of Development – Other 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.



Recap – 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.
 - 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.



Recap – 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.



Recap – Attainable Housing Optional Method

- The Planning Board was supportive of the idea of the AHOM and middle density attainable housing, but asked staff to come back with options and recommendations for applicable geography.



Cottage Courtyard Living



Cottage Court Living

- Staff recommends a new housing type under Household Living that would be called Cottage Court Living
- Staff recommends the following definition for 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 – Use Standards

- Staff recommends Cottage Court Living only apply to Attainable Housing Optional Method projects
 - R-90 and R-60 Zones
 - Site Plan
 - Details for the form and design could be in the Pattern Book
 - Minimum open space (20%) contiguous, centrally located and shared



Cottage Court Living

- Cottage Courts are a type of detached house
- Amend the definition of Detached House as follows:

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.



Attainable Housing Optional Method



AHOM - Geography

- Staff recommends the AHOM be eligible for properties in the R-90 or R-60 zone that abut a corridor planned for Bus Rapid Transit in the *2013 Countywide Transit Corridors Functional Master Plan*, and Connecticut Avenue and portions of River Road inside the Beltway.
- [Web map link](#)



AHOM – 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 2017 Bethesda Downtown Plan confirmed existing R-60 zoning, but also recommended a Residential Floating Zone.
- Staff investigated several options to include the Sacks neighborhood but could not find a simple solution that does not indirectly affect many other properties.



AHOM – Applicability and Procedures

- Intent of the AHOM is to:
 - Focus growth along identified corridors
 - Offer new dwelling units at sizes and prices smaller than what existing new developments generally provide
 - Provide incentives through increased density for being more attainable
- Process the same as for other Optional Method developments
 - Preliminary and Site plan



AHOM – Development Standards

The following building types are recommended for AHOM developments

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

- Staff does not recommend including standards for detached houses for single unit living
- Apartment building types would be limited to ‘small’ (19 or fewer) units



AHOM – Development Standards

2. Dwelling Units

Average Unit Size

Specification for Dwelling Unit

Staff recommends establishing an Average Unit Size for the AHOM

- Most practical means of ensuring some attainability
 - Intent of AHOM was to allow higher density and greater development flexibility in exchange for attainability
- Average unit size would be taken across all unit types within a development project
- Staff currently recommending 1,200 SF as the average unit size



AHOM – Development Standards

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
**

- Specification for Site would list the geographic limitations agreed upon by the Board
- Recommended density for AHOM similar to TLD and TMD zones – are these the right recommendation?
 - R-90 – 9 units/acre
 - R-60 – 12 units/acre
- Specification for Density allows a density bonus
 - If AHOM regulates Average Unit Size – more density would be allowed for achieving a greater reduction in average unit size, similar to more density for more MPDUs. Does the Board agree with density bonuses?



AHOM – Development Standards

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
**

Zone	Existing Density	Recommended AHOM Density
R-90	4.84	9
R-60	7.26	12
R-40	7.26	
TLD	9.07	
TMD	12.10	
THD	15.02	

- 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,
- 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, and
- 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.



AHOM – Development Standards

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
**

Specification for Lot

- Lot size expressed as ‘per unit’
- Cottage Courtyard Housing *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.*
- Per unit average establishes a site’s density. The smaller allowed lot size compensates for the shared features (open space, parking)



AHOM – Development Standards

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

Sections 4 through 6 are the same generally as the MPDU Optional Method



Optional Method – Other Zones

	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			
OMD	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.



Standard Method – Other Zones

- Modify standards tables in the following zones where duplex and townhouse building types are already allowed to add multiplex:
 - TLD, TMD, THD, R-30, R-20, R-10, CRN, CRT, CR, GR, NR, LSC and EOF

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	Duplex –Side	Duplex –Over <u>Multiplex</u>	Townhouse
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Building Types in the C/R, Employment and Industrial Zones

- Same changes as discussed for building types in the Residential Zones
 - Add multiplex as a defined building type
 - Tweaks to the definition of duplex to clarify horizontal and vertical arrangement
 - Tweaks to townhouse and apartment building for number of units



Use Standards – Multi Unit Living

3.3.1. ~~E~~ F Where Multi-Unit Living is allowed as a limited use, it must satisfy the following standards:

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.

c. In the R-200 and R-40 zones, Multi-Unit Living is permitted if it is part of an optional MPDU development in a multiplex building type.

d. In the, R-90 and R-60 zones, Multi-Unit living is permitted if if is:

- i. Anywhere if in a Multiplex building as a triplex if at the time of Building Permit 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 Priority Housing District and if at the time of Building Permit the massing and design elements conform to the standards of an Attainable Housing Pattern Book approved by the Planning Board,
- iii. part of an optional method MPDU development, or optional method Cluster development in a multiplex building type or,
- iv. part of an optional method Attainable Housing development as a multiplex building or an apartment building with up to 19 units.

e. In the TLD, TMD, and THD zones, Multi-Unit living is permitted in a multiplex building type.

a-f. 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.

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



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
<u>Cottage Court Living</u>	<u>3.3.1.C</u>									<u>L</u>	<u>L</u>							
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>				<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



Building Type By Zone By Method – AG and Residential 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	--



Building Type By Zone By Method – Multi-Unit, C/R, Employment and Industrial Zones

	Detached House	Duplex	<u>Multiplex</u>	Townhouse	Apartment Building	Multi Use Building	General Building
Residential Multi-Unit Zones							
Residential Multi-Unit Low Density – 30 (R-30)	A	A	<u>A</u>	A	A	--	--
Residential Multi-Unit Medium Density – 20 (R-20)	A	A	<u>A</u>	A	A	--	--
Residential Multi-Unit High Density – 10 (R-10)	A	A	<u>A</u>	A	A	--	--
Commercial/Residential Zones							
CR Neighborhood (CRN)	A	A	<u>A</u>	A	A	A	A
CR Town (CRT)	A	A	<u>A</u>	A	A	A	A
CR (CR)	A	A	<u>A</u>	A	A	A	A
Employment Zones							
General Retail (GR)	A	A	<u>A</u>	A	A	A	A
Neighborhood Retail (NR)	A	A	<u>A</u>	A	A	A	A
Life Science Center (LSC)	A	A	<u>A</u>	A	A	A	A
Employment Office (EOF)	A	A	<u>A</u>	A	A	A	A
Industrial Zones							
Light Industrial (IL)	--	--	--	--	--	A	A
Moderate Industrial (IM)	--	--	--	--	--	A	A
Heavy Industrial (IH)	--	--	--	--	--	A	A



Next Steps

- Planning staff has scheduled two additional work sessions and now expects to be finished with work sessions in late November.
- Next work session is on November 4, we will review the **Other Elements to Consider.**

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 7	Planning Board Work Session #4
November	Work Sessions Continue
Late Fall/Winter	Potential Council Action

