



Montgomery Planning Countywide Planning and Policy

04/25/2024

Agenda Item No. 07

Attainable Housing Strategies

Work Session #8 Small Scale Recommendations

Agenda

Staff will discuss and solicit feedback on the following topics:

- Work session #7 recap
- Defining small scale attainable housing
- Small Scale geographies
- Visual overview of small scale design and implementation
- Pattern Book elements
- Development standards
- Parking
- Subdivision
- Correspondence



Work Session #7 Summary

The Board agreed to the following in work session 7:

- The final report will not be accompanied by a ZTA but will retain details.
- Establish a new building type called Multiplex for 3-4 unit buildings but note that a form based approach should be considered in the future.
- Update definition of Townhouse and Apartment to 5 or more units, and sub-define small apartment as 19 or fewer units.
- Create a new Attainable Housing optional method (AHOM) and use the MPDU optional method as a baseline.
- Allow detached house, duplex, multiplex, townhouse, and small apartment in the AHOM.
- Provide a 2% density bonus for each 1% average dwelling unit size reduction.
- Require 10% common open space.
- Set an average dwelling unit size of 1,500 square feet.



Work Session #7 Summary

The Board requested Planning Staff follow up on the following:

- Study creating an administrative site plan process, or similar, for smaller AHOM projects.
- Review the geographic eligibility of the AHOM:
 - Expanded buffers from the Growth Corridors.
 - Applying to some or all of the Corridor Focused Growth Areas, with density varying based on distance to the corridors.
- Revisit the usable area for AHOM.
- Evaluate different options for AHOM base density with a focus on increasing density.
- Consider additional options for parking including ways to provide off-site credits.



What is 'Small Scale'

- Duplex and Multiplex buildings (2-4 units).
- Integrated into existing single family neighborhoods.
- 'House scale' fitting within the existing zoning constraints.



Images



Recommendations – What and Where

Standard Method Development Small Scale Recommendations

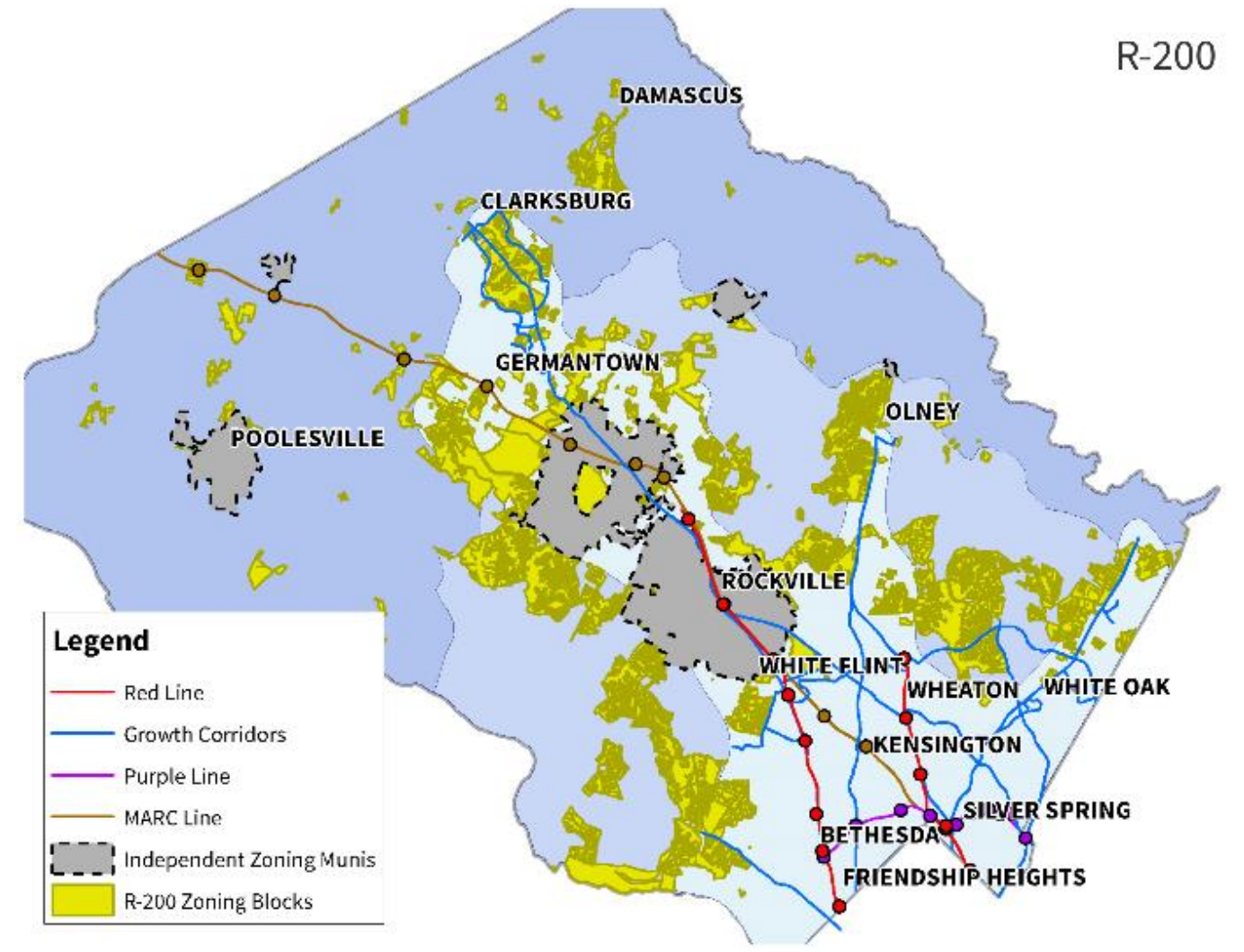
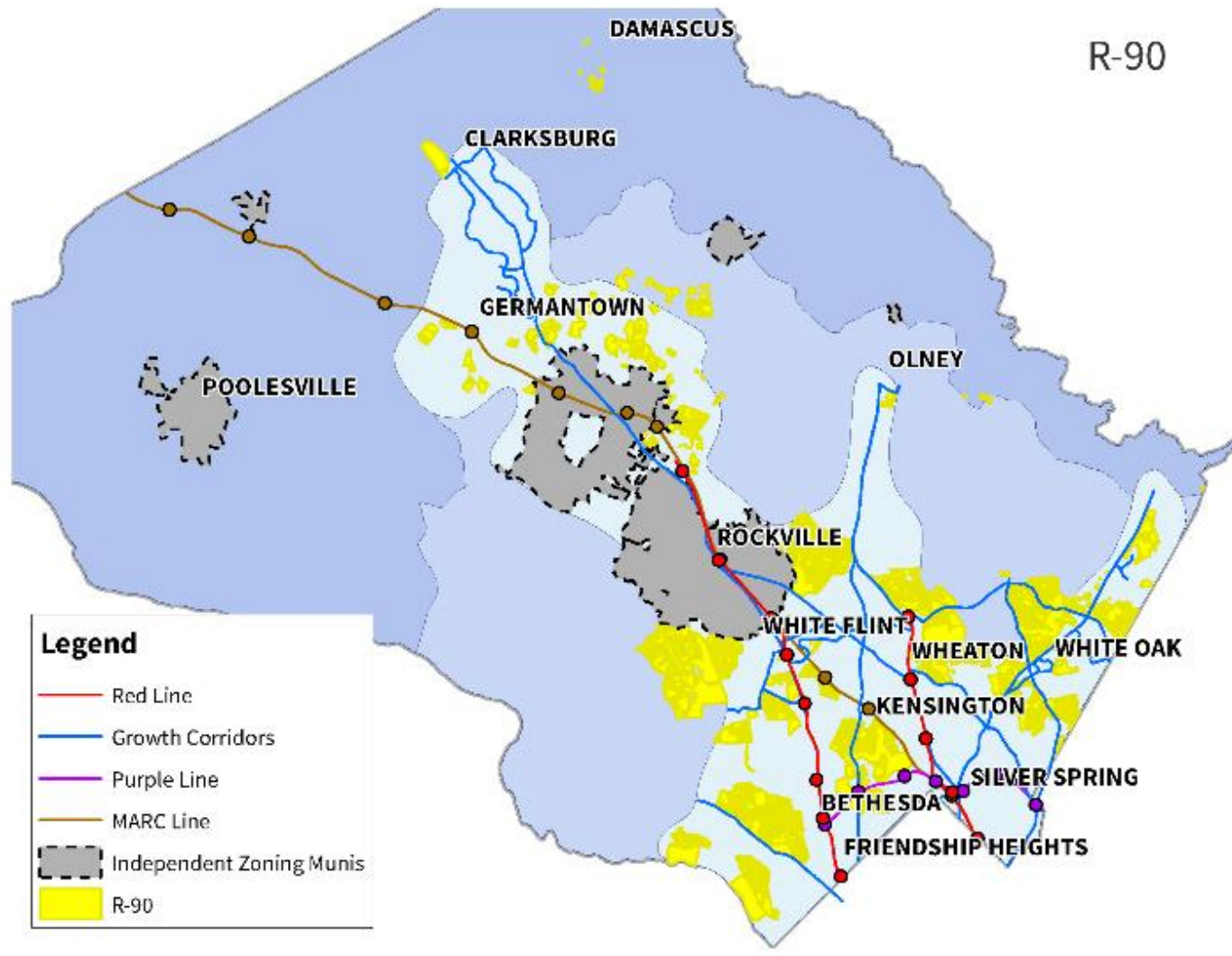
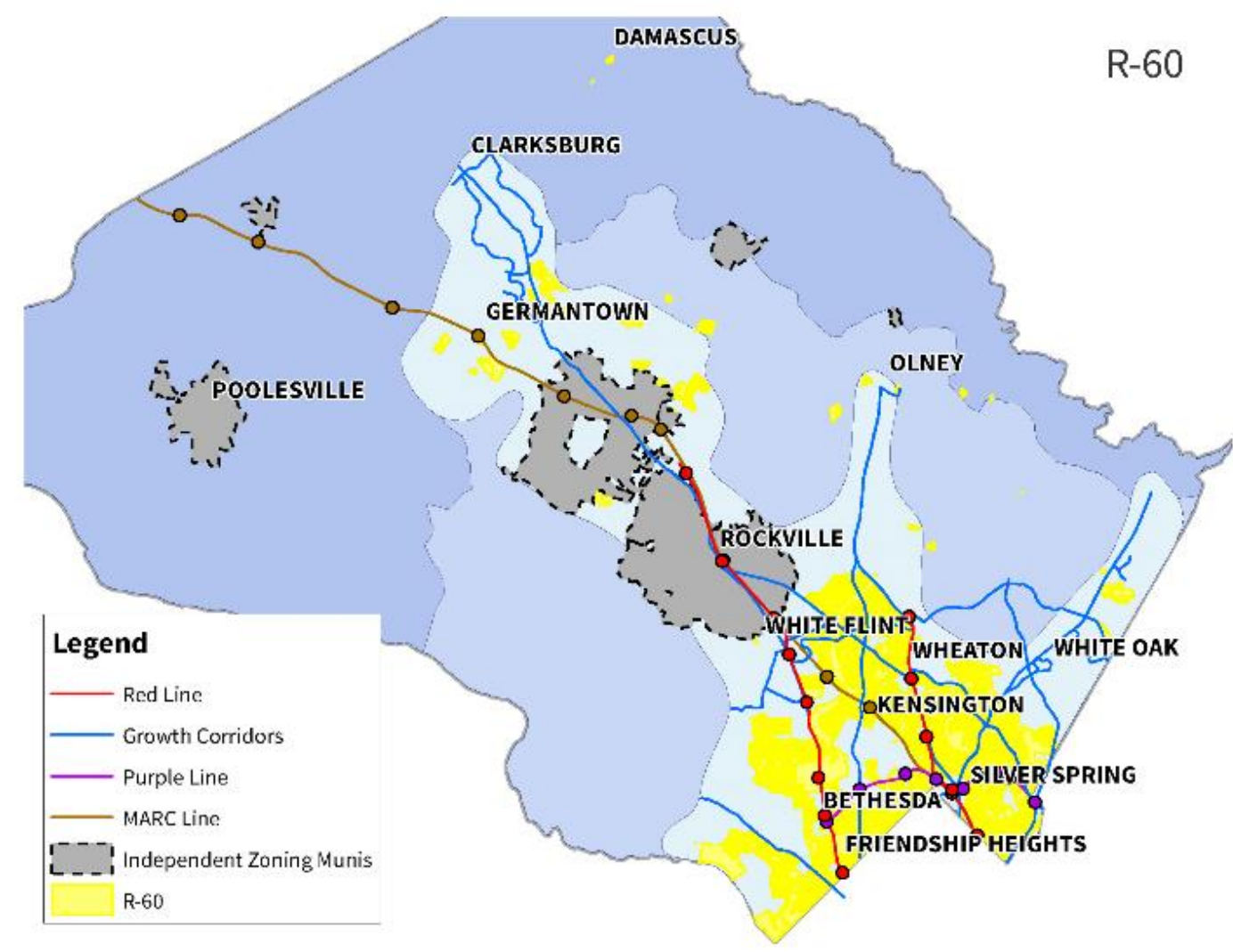
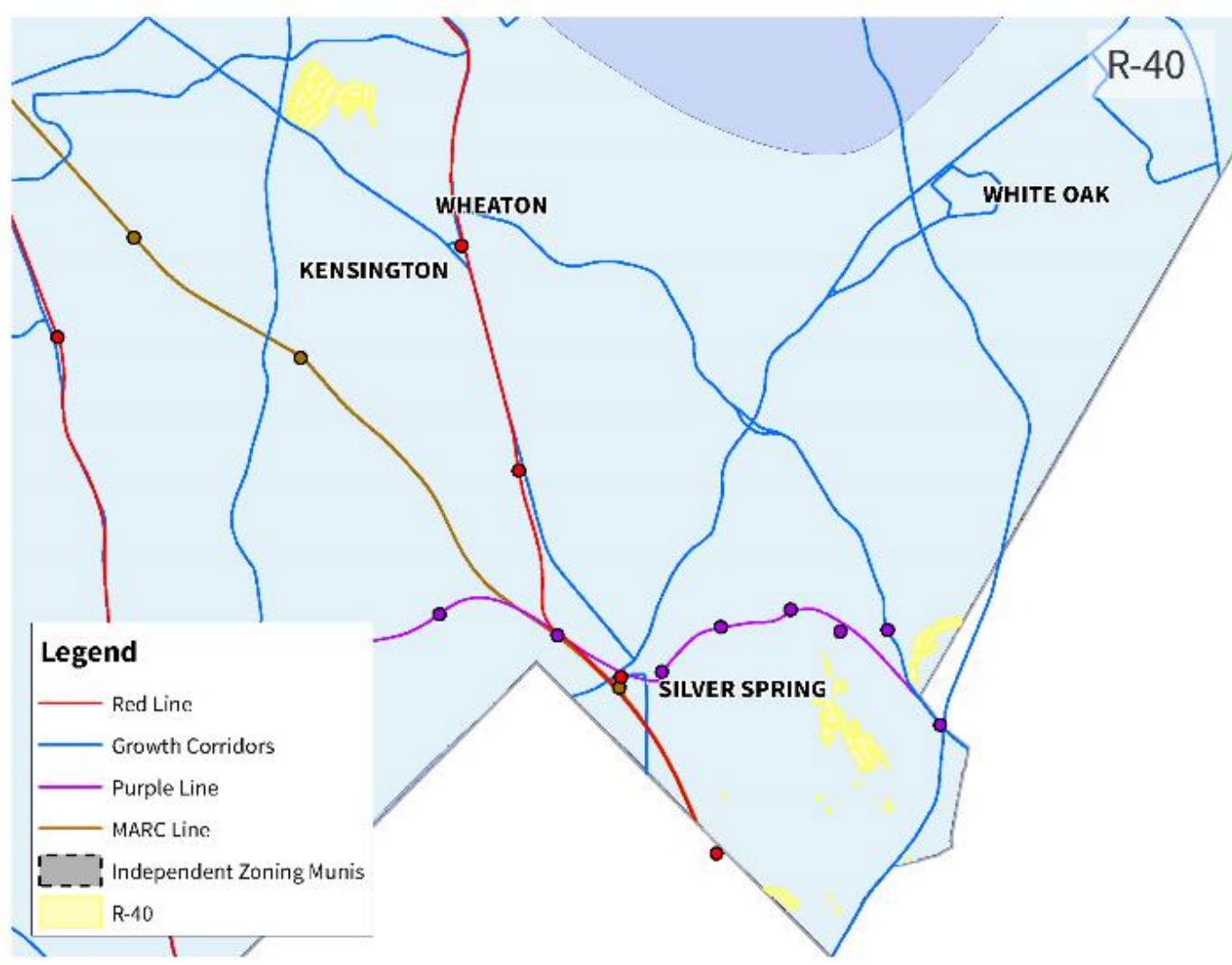
Zones	Duplexes	Triplexes	Quadplexes
R-200	Yes	No	No
R-90	Yes	Yes	Yes, if in a PHD
R-60	Yes	Yes	Yes, if in a PHD
R-40	Yes (Already allowed)	Yes	Yes, if in a PHD

Intent is to create a gradation in density focusing growth in the Thrive 2050 Focused Growth Areas

PHD = Priority Housing District



Map of zones



[Attainable Housing Strategies Webmap](#)

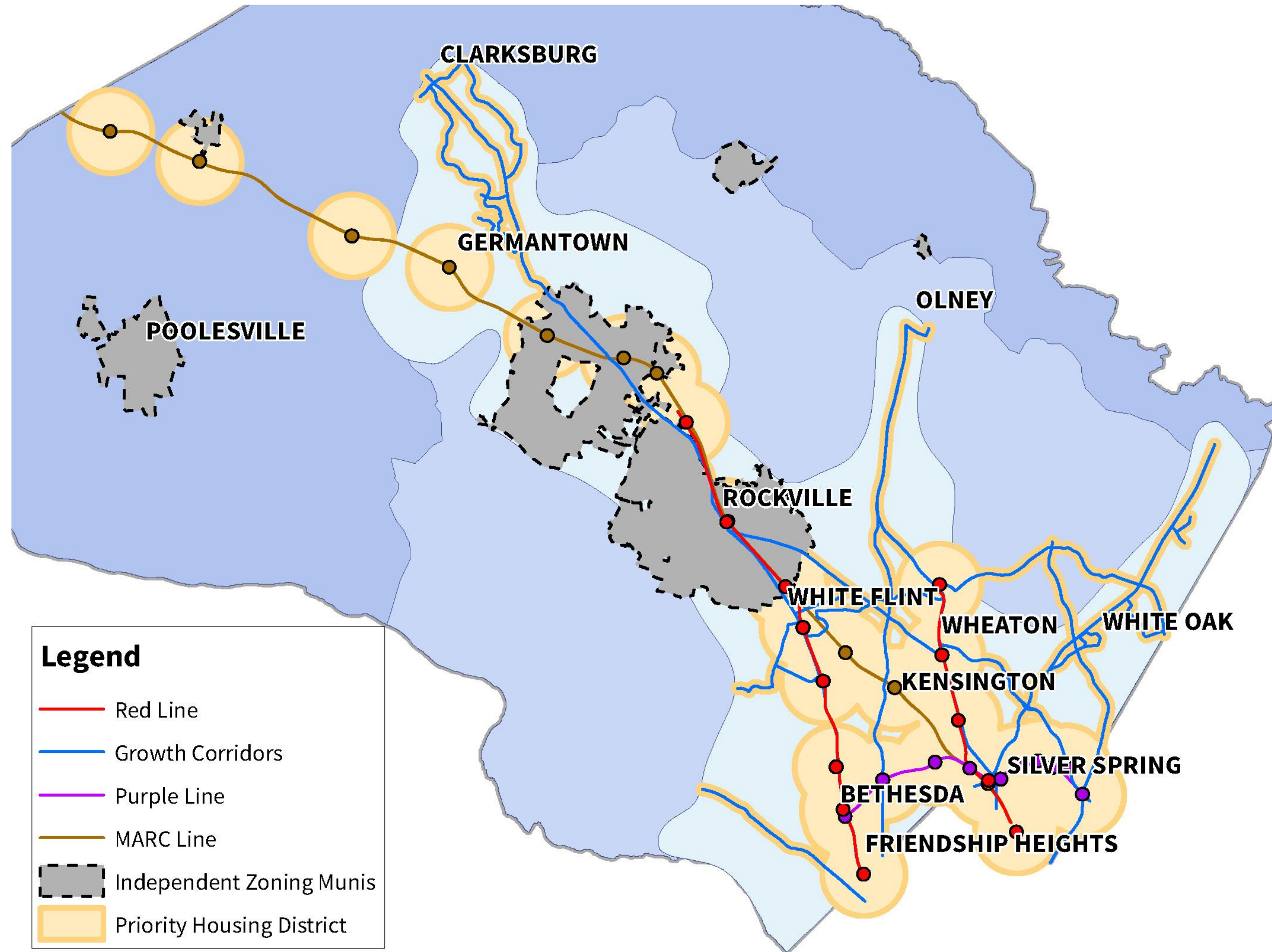
Priority Housing District

The Priority Housing District is defined as within a straight-line buffer of 1-mile from Red Line, Purple Line, and MARC rail stations, plus 500 feet from a Thrive Montgomery 2050 Growth Corridor.

- Allow quadplexes
- Reduce parking to 0.5 spaces/dwelling



Map of PHD



[Attainable Housing Strategies Webmap](#)



Recommendations – What and Where

Recommendations:

- Create a Priority Housing District for areas within 1 mile of a Red Line, Purple Line, and MARC rail stations, plus 500 feet from a Thrive Montgomery 2050 Growth Corridor
- Allow Duplexes anywhere in the R-200, R-90, R-60 and R-40 zones.
- Allow Multiplexes (triplexes) anywhere in the R-90, R-60 and R-40 zones.
- Allow Multiplexes (quadplex) within the priority housing district in the R-90 and R-60 zones.

PHD = Priority Housing District



Household Living Standards

Existing types of Household Living, under Section 59-3.3.1

- **Single-Unit Living** – one dwelling unit contained in a detached house building type.
- **Two-Unit Living** – two dwelling units contained in a duplex building type.
- **Townhouse Living** – three or more dwelling units in a townhouse building type.
- **Multi-Unit Living** – dwelling units in an apartment or multi-use building type.



Household Living Standards

Recommendation to modify Townhouse Living and Multi-Unit Living to be consistent with the new building types.

- **Townhouse Living** – ~~three~~ five or more dwelling units in a townhouse building type.
- **Multi-Unit Living** – dwelling units in a ~~an~~ multiplex, apartment or multi-use building type.

Recommendation: Modify the definitions of Townhouse Living and Multi-Unit Living as described above.



Household Living Standards

Modify the Use Table to:

- Add multi-unit living as a limited use in the R-90, R-60 and R-40 zones.
- No changes needed to two-unit living (duplexes already allowed as a limited use through optional methods).

Recommendation: Add multi-unit living as a limited use in the R-90, R-60, and R-40 zones, and keep two-unit living as a limited use in the R-200, R-90, R-60, and R-40 zones.



Household Living Standards

Modify the standards for Two-Unit Living

- Where allowed as a limited use, require conformance with the Pattern Book for construction in the standard method.

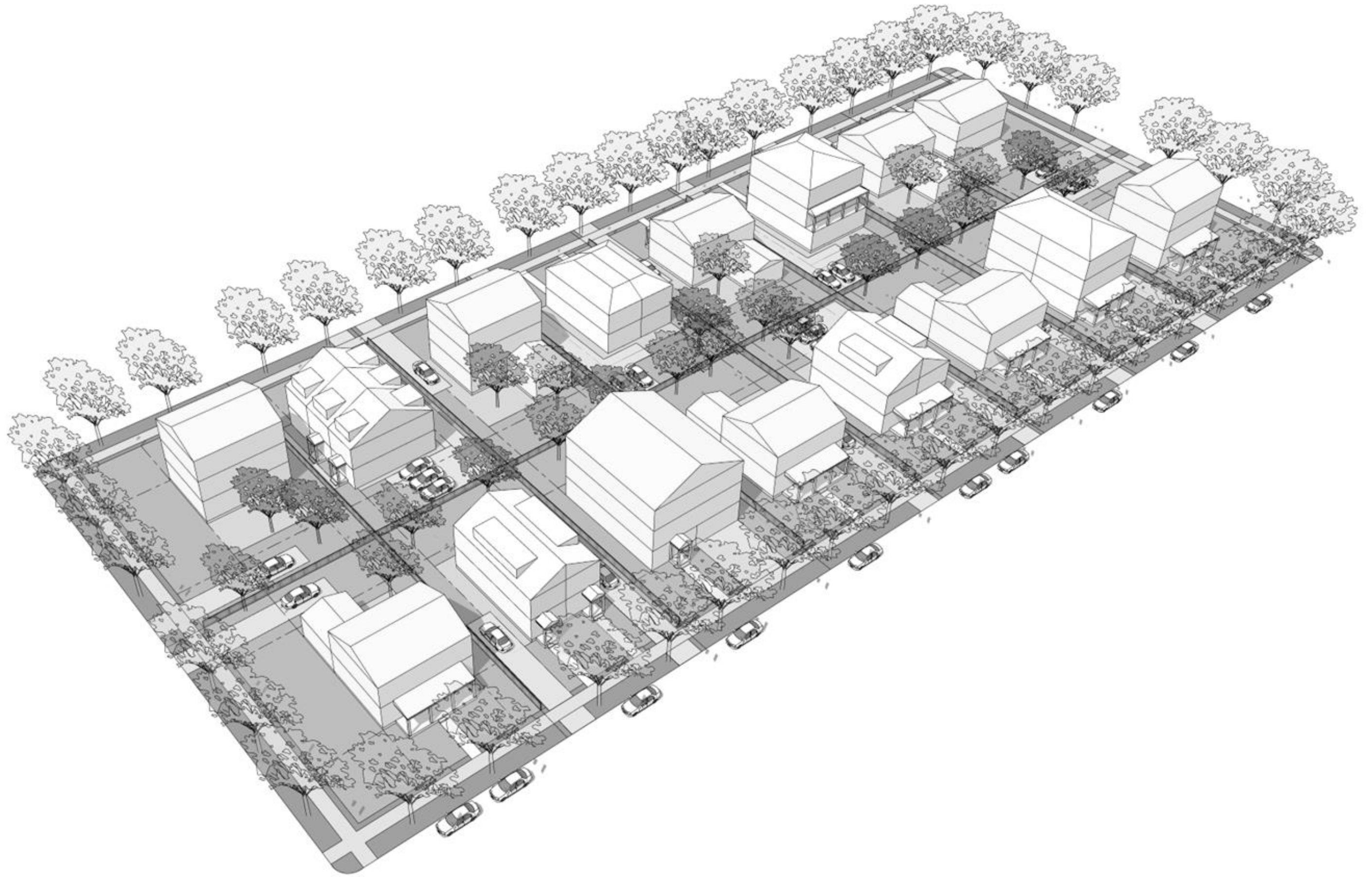
Modify the standards for Multi-Unit Living

- Where allowed as a limited use, require conformance with the Pattern Book for construction in the standard method.
- In the R-90, R-60 and R-40 zones:
 - If outside the PHD, allow as up to a three unit multiplex.
 - If inside the PHD, allow as up to a four unit multiplex.

Recommendations: Modify the limited use standards to include:

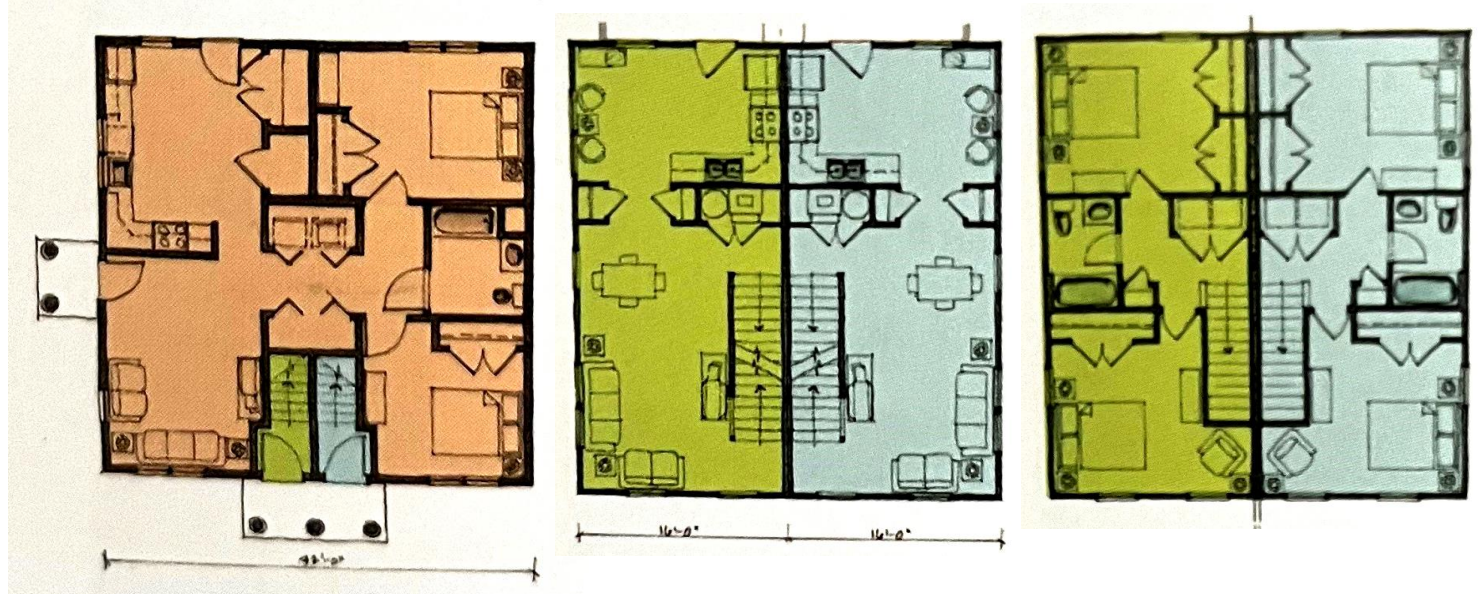
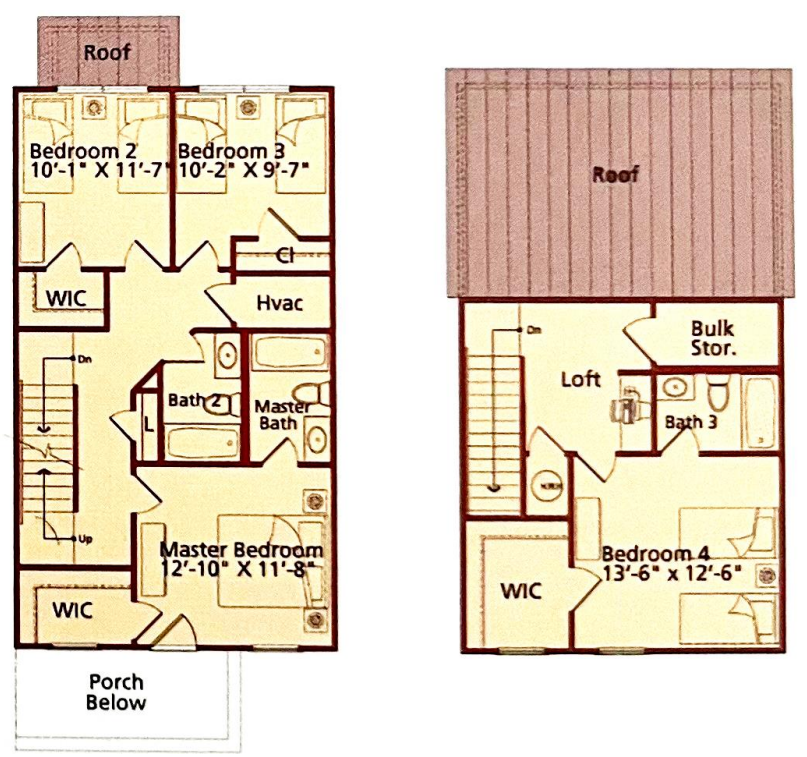
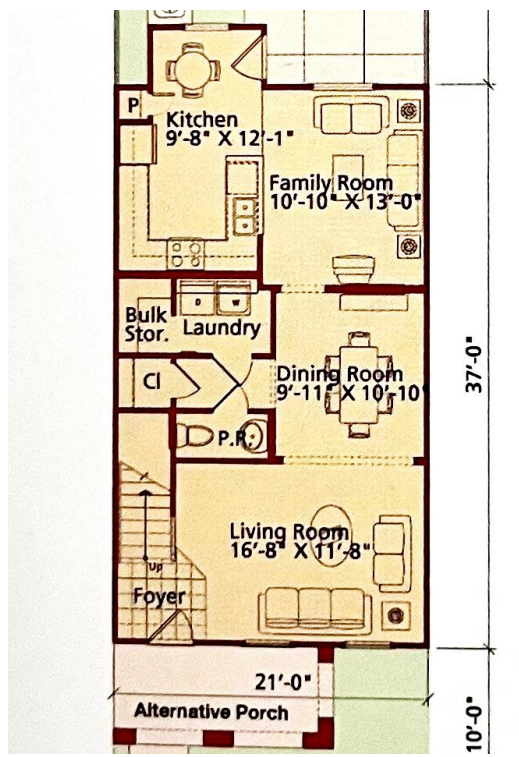
- Two-Unit and Multi-Unit living standard method to conform to a pattern book.
- Multi-Unit living outside the PHD as a three unit multiplex, and inside the PHD as a four unit multiplex.







Assumptions: Market Responsive Layouts & Sizes

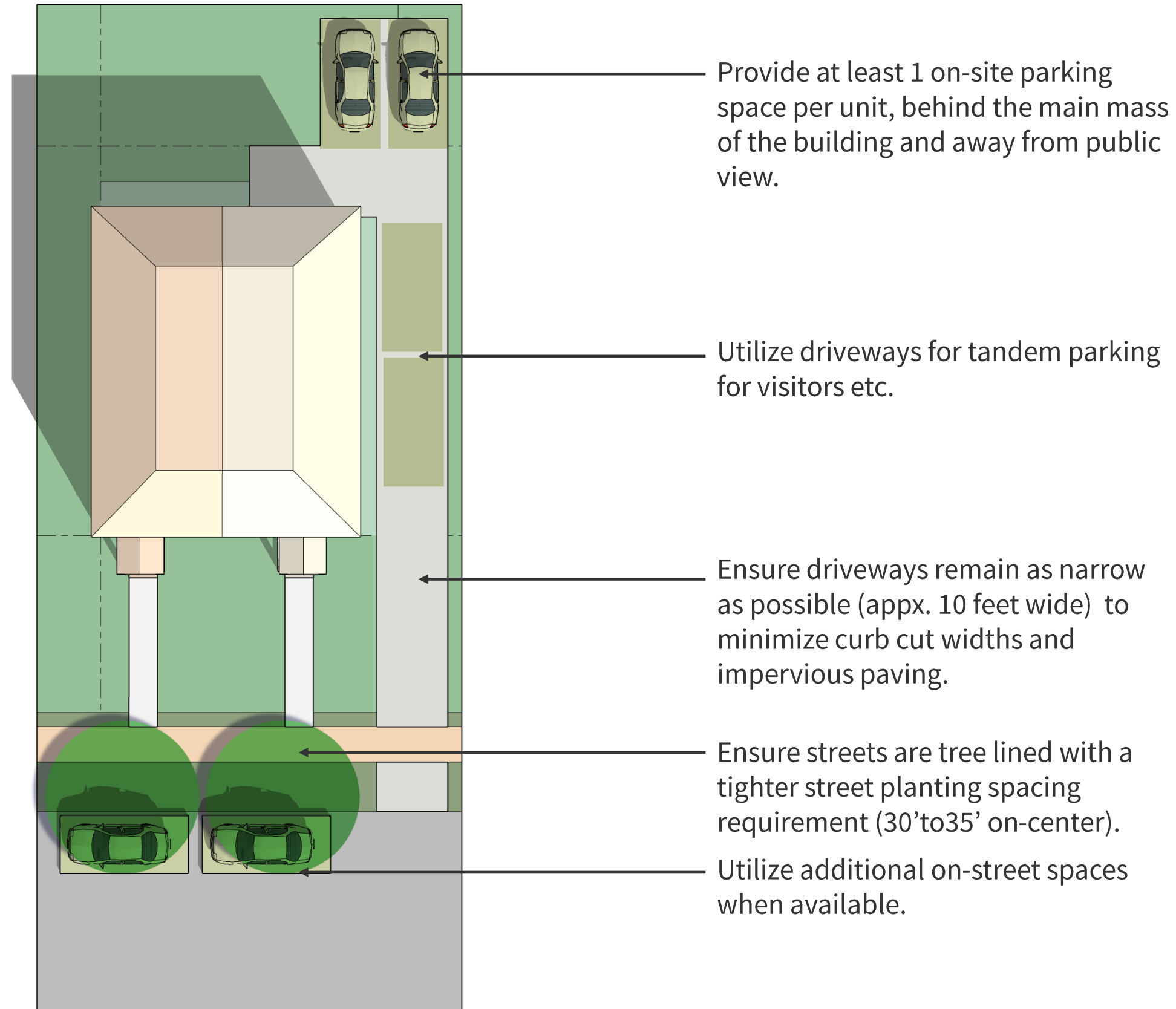


Duplex Types

Triplex Types

Quadplex Types

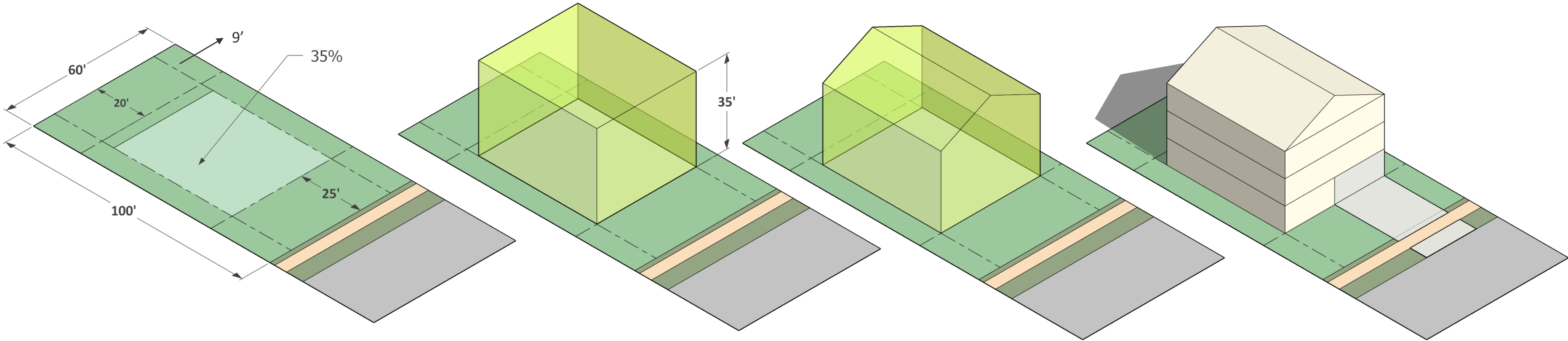
Parking Assumptions and Related Issues to Address



Existing R-60 Zoning

R-60 Zone, Standard Method Development Standards

- Lot area: 6,000 sf
- Lot width at front building line: 60'
- Maximum lot coverage: 35%
- Front setback: 25'
- Sum of side setbacks: 18'
- Rear setback: 20'
- Parking: 2 spaces on site per unit
- Unit size shown: Appx. 6,000 sf including a 2-car garage



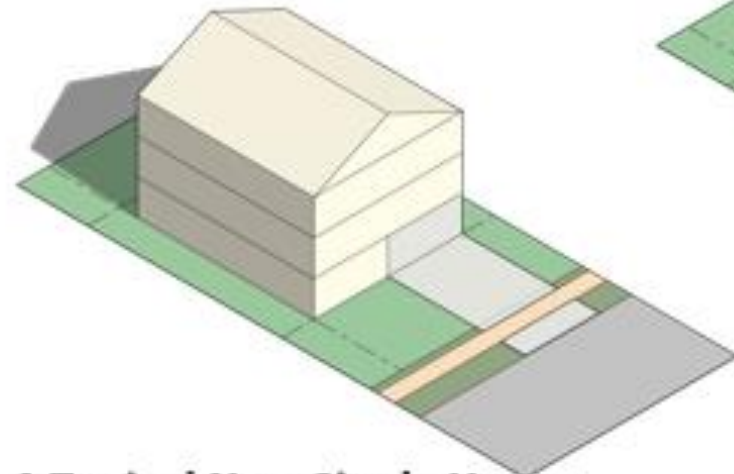
Setbacks

Maximum Height: 35'

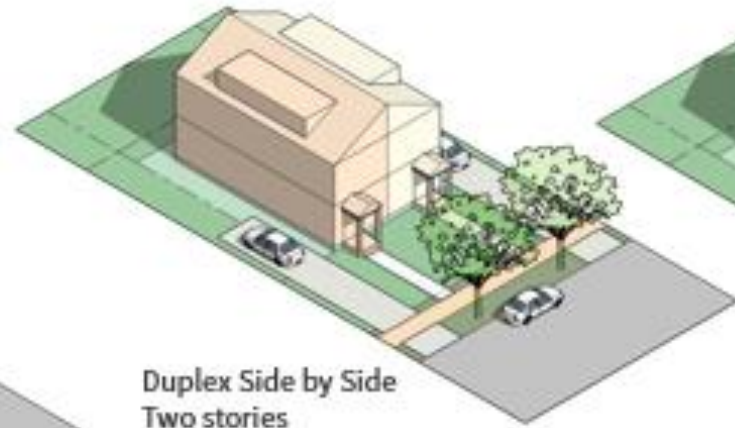
Building Envelope

A Typical New Single-Family House

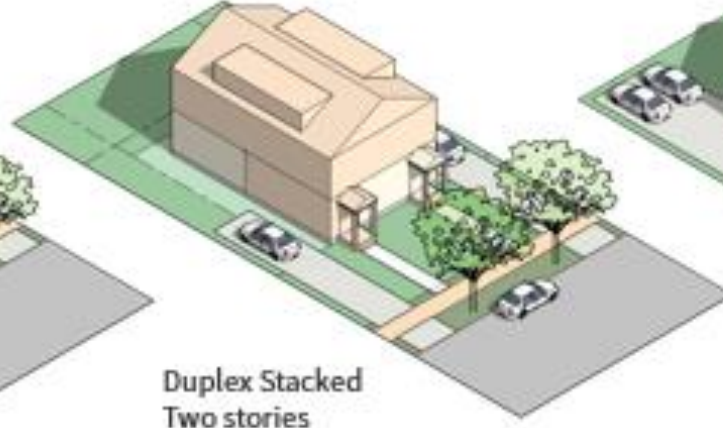
R-60: Potential Attainable Housing Unit Types



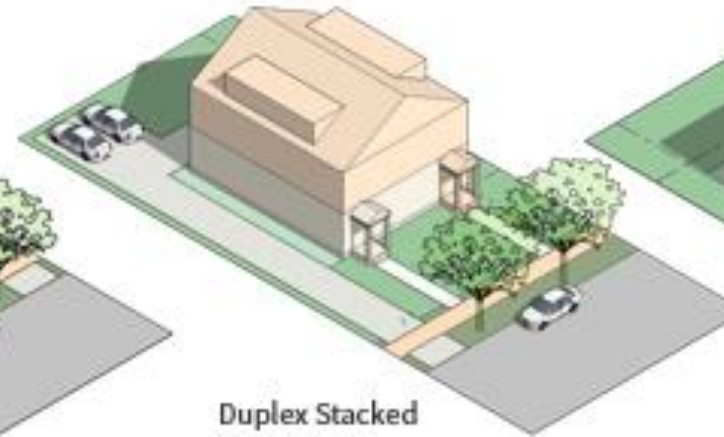
A Typical New Single House
Unit Size: 6,300 sf



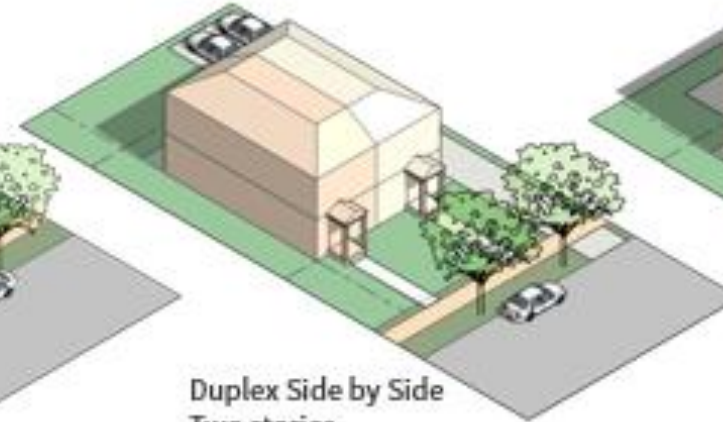
Duplex Side by Side
Two stories
Separated driveways



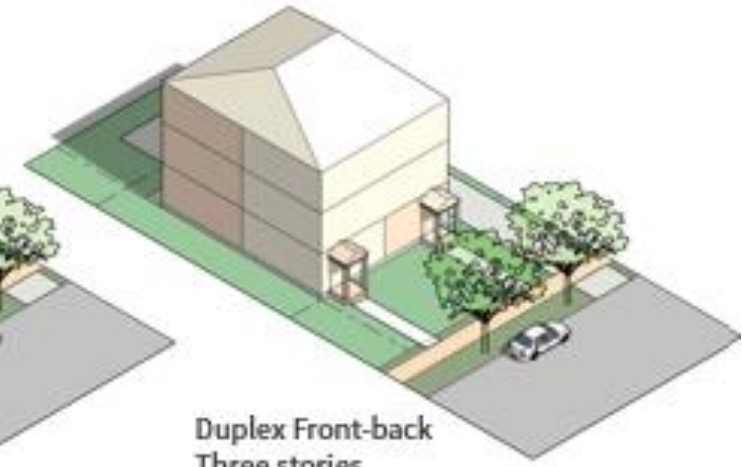
Duplex Stacked
Two stories
Separated driveways



Duplex Stacked
Two stories
Shared driveway



Duplex Side by Side
Two stories
Shared driveway



Duplex Front-back
Three stories
Shared driveway



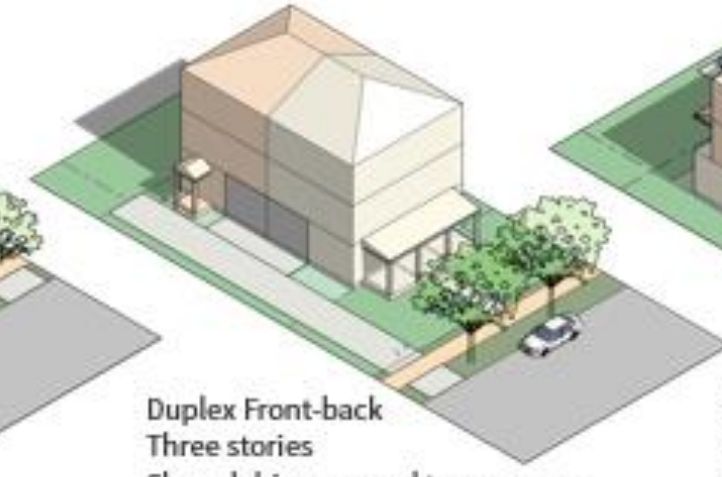
Duplex Front-back
Three stories
Separated driveways



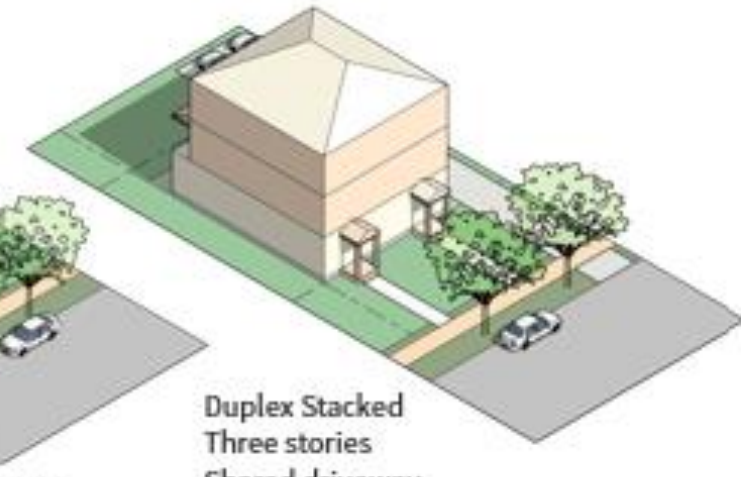
Duplex Side by side
Three stories
Separated driveways



Duplex Front-back
Three stories
Shared driveway and
one-car garage



Duplex Front-back
Three stories
Shared driveway and two garages



Duplex Stacked
Three stories
Shared driveway

Duplex
Unit Size: 1,600 sf- 2,800 sf each

Triplex
Unit Size: 1,200 sf – 1,800 sf each

Quadplex
Unit Size: 700 sf – 1,400 sf each

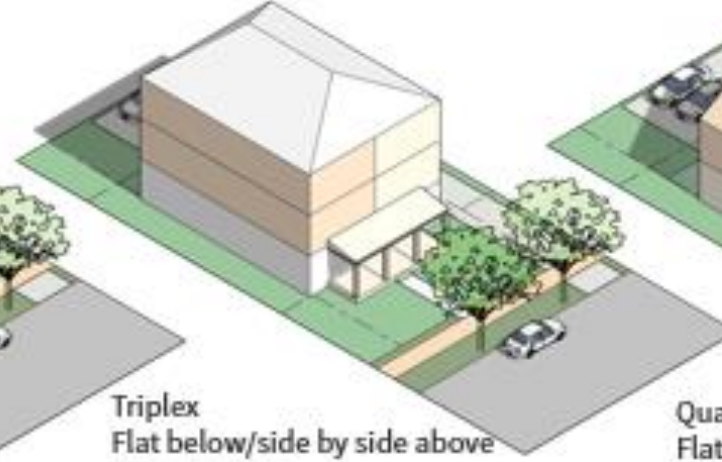
Note:
at least 1 parking space on site for each unit



Triplex Side by side
Two stories
Shared driveway



Triplex Front-back
Three stories
Shared driveway



Triplex
Flat below/side by side above
Three stories
Shared driveway



Quadplex
Flat below/side by side above
Two stories
Shared driveway



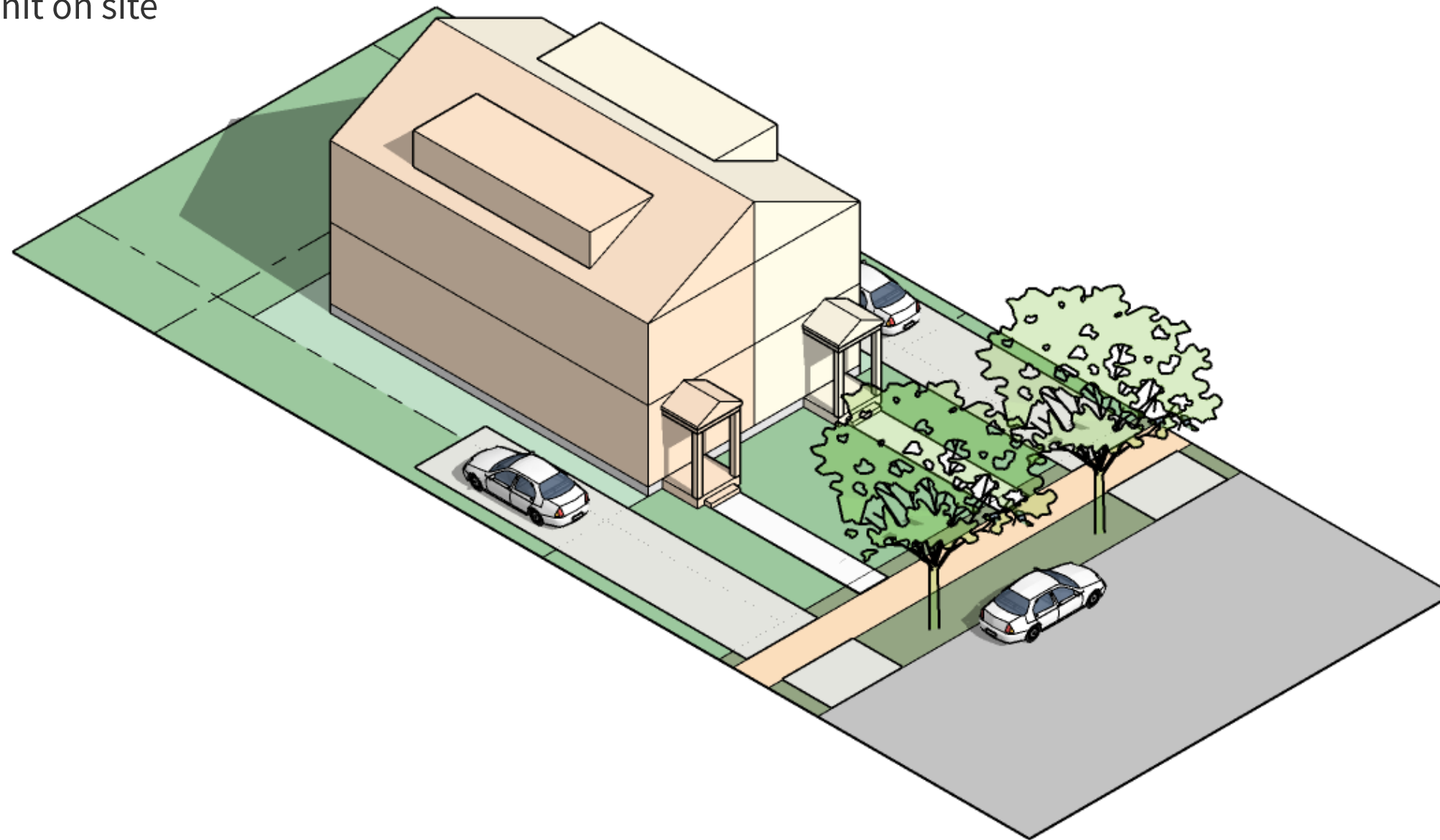
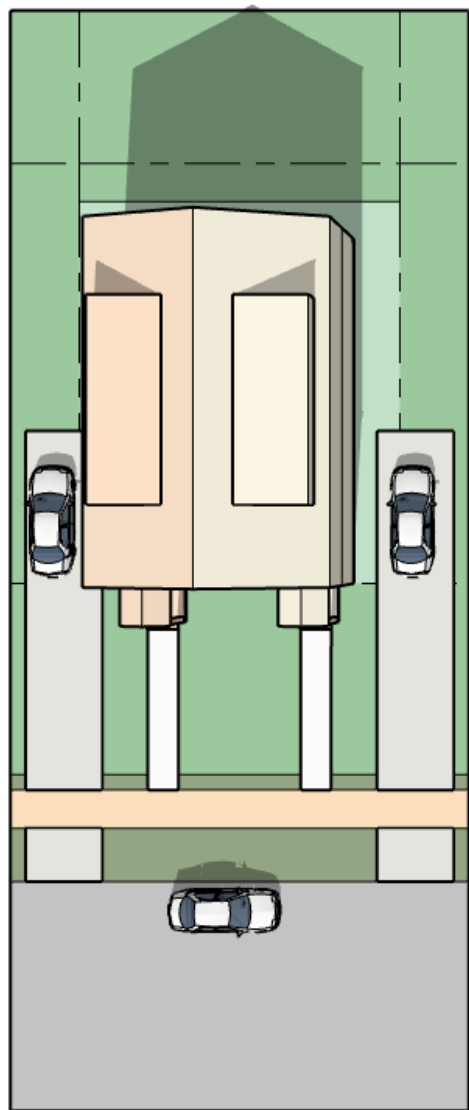
Quadplex
Flat below/side by side above
Three stories
Shared driveway



R-60 AHS Duplex Prototype

Duplex Side by side
Two Stories
Separated driveways

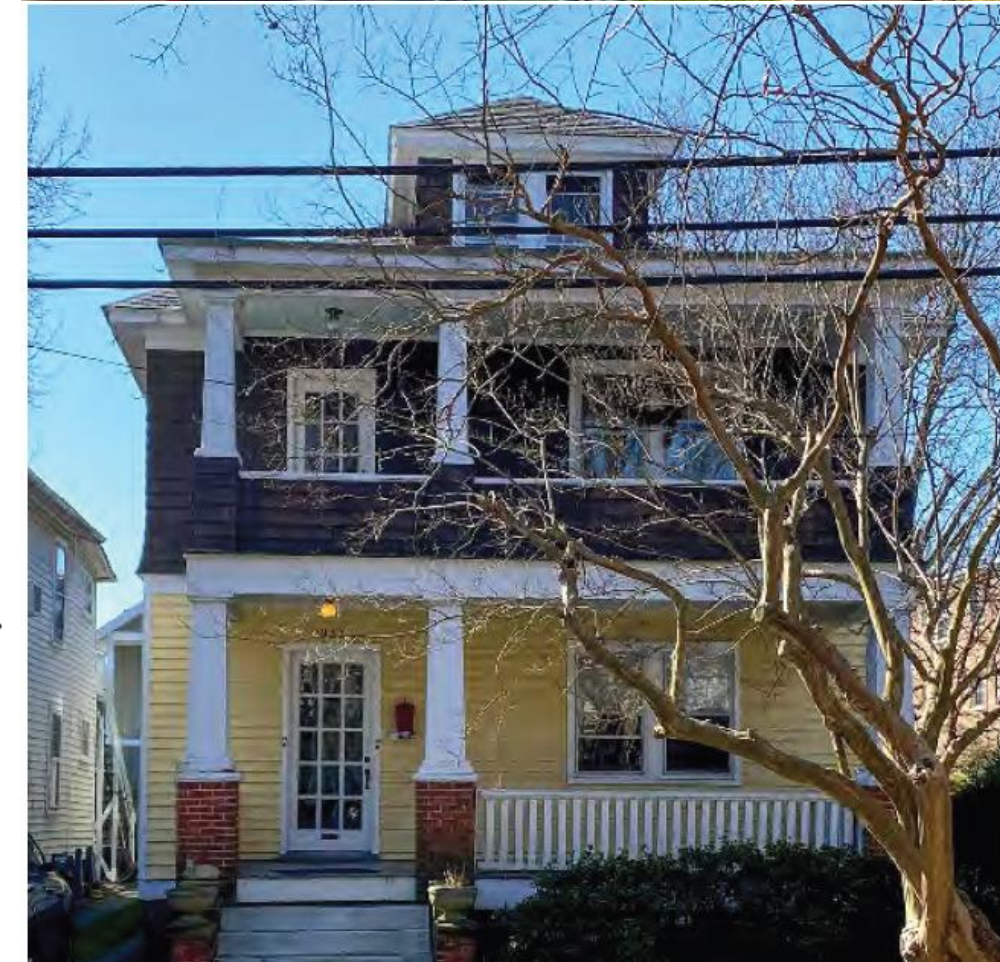
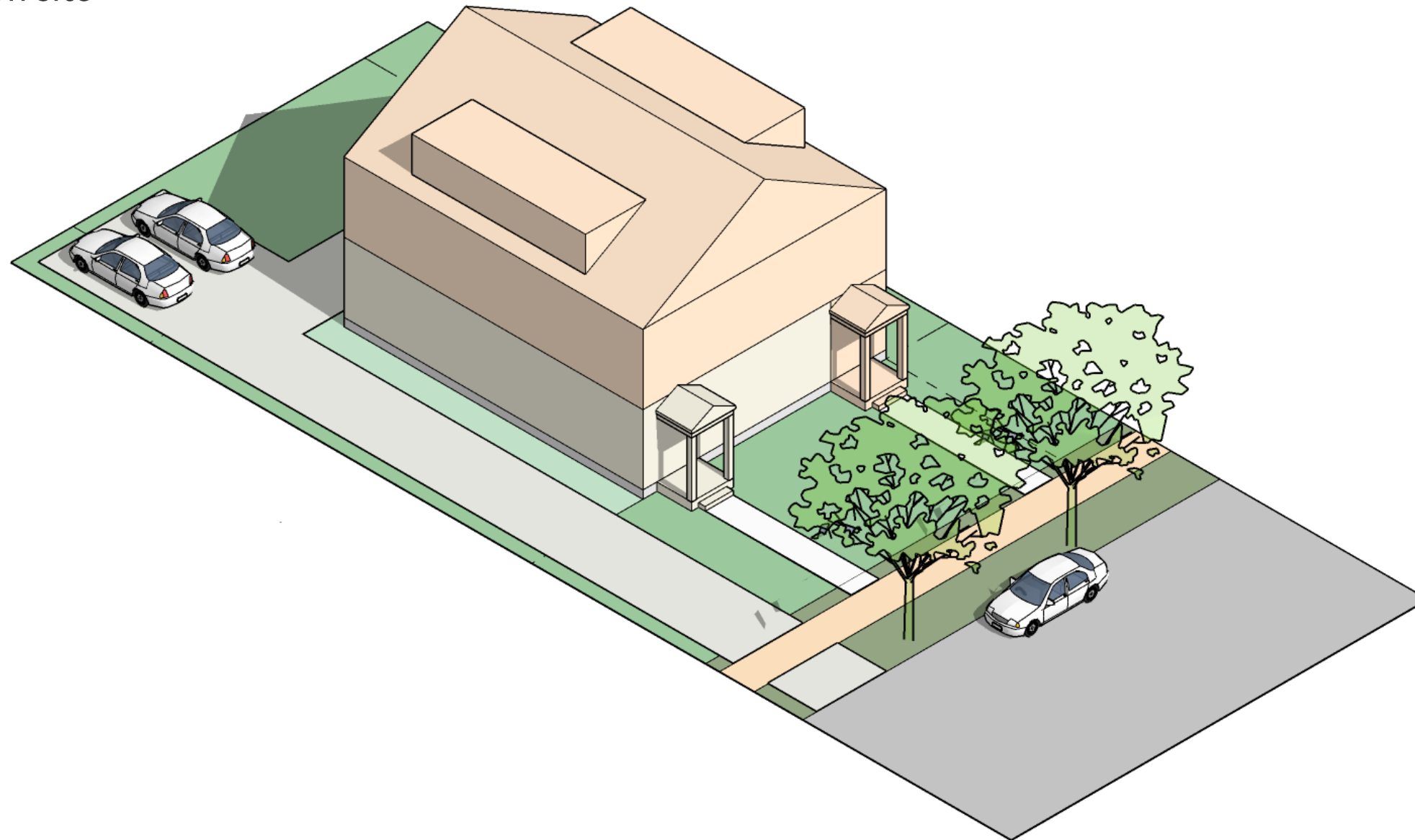
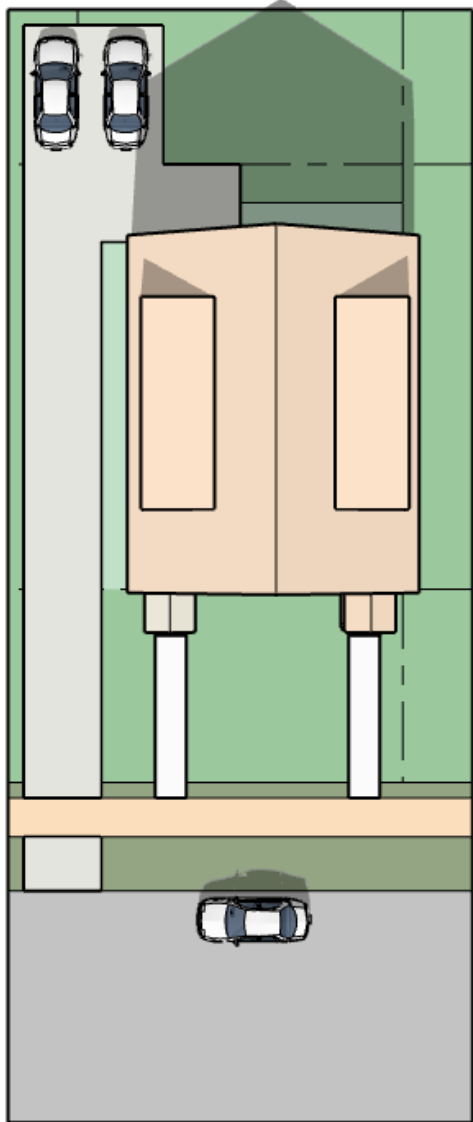
Lot area: 6,000 sf
Building Footprint: 1,350 sf
Lot Coverage: 22.5%
Unit Size: 1,680 sf each
Parking: 1 space per unit on site



R-60 AHS Duplex Prototype

Duplex Stacked
Two stories
Shared driveway

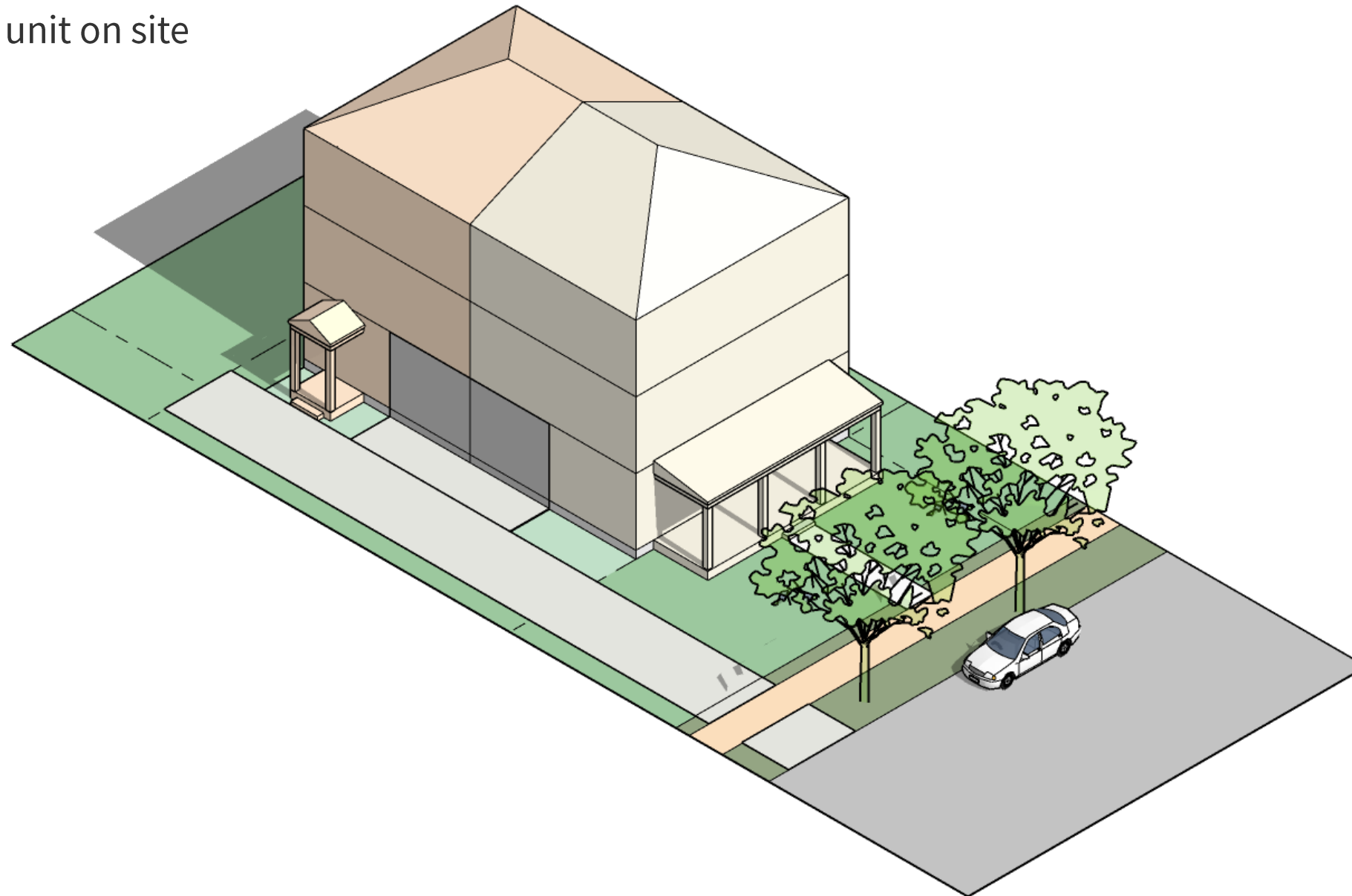
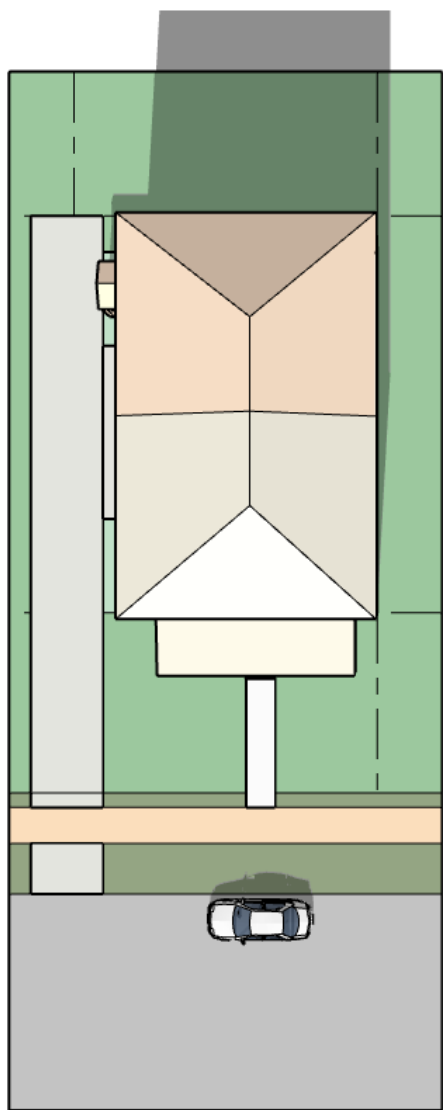
Lot Size: 6,000 sf
Building Footprint: 1,505 sf
Lot Coverage: 25%
Unit Size: 1,505 sf each
Parking: 1 space per unit on site



R-60 AHS Duplex Prototype

Duplex Front-back
Three stories
Integrated parking garages

Lot Size: 6,000 sf
Building Footprint: 1,350 sf
Lot Coverage: 26.7%
Unit Size: 2,400 sf each
Parking: 1 space per unit on site



R-60 AHS Triplex Prototype

Triplex Side by side
Two stories
Shared driveway

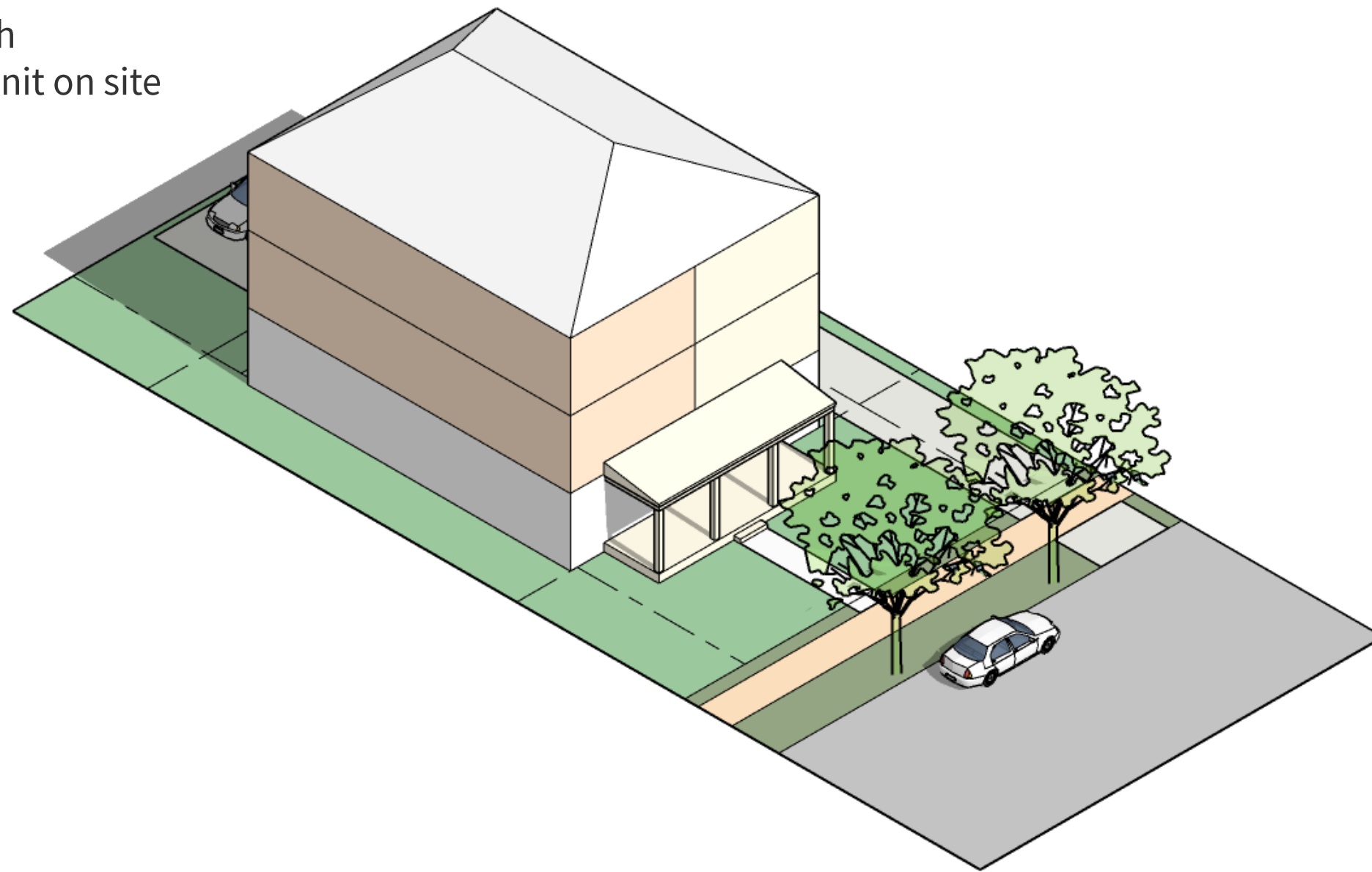
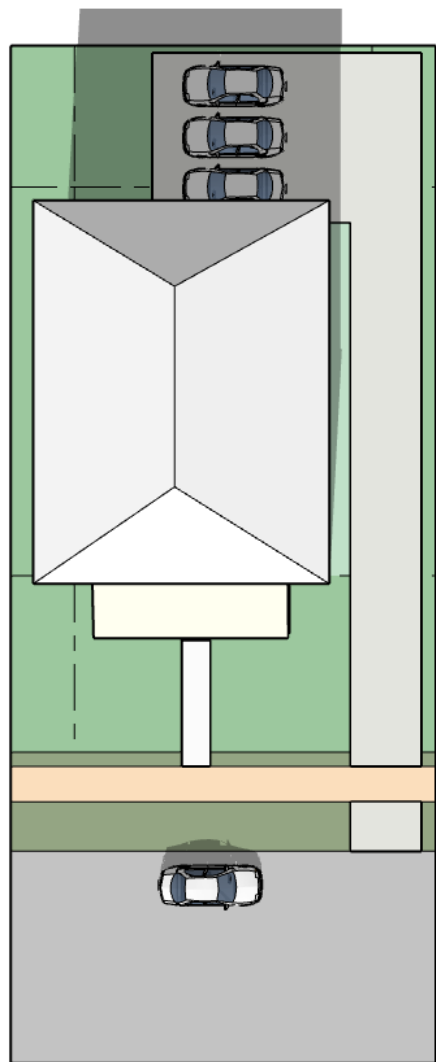
Lot Size: 6,000 sf
Building Footprint: 1,776 sf
Lot Coverage: 29.6 %
Unit Size: 1,519 sf each
Parking: 1 space per unit on site



R-60 AHS Triplex Prototype

Triplex
Flat below/side by side above
Three stories
Shared driveway

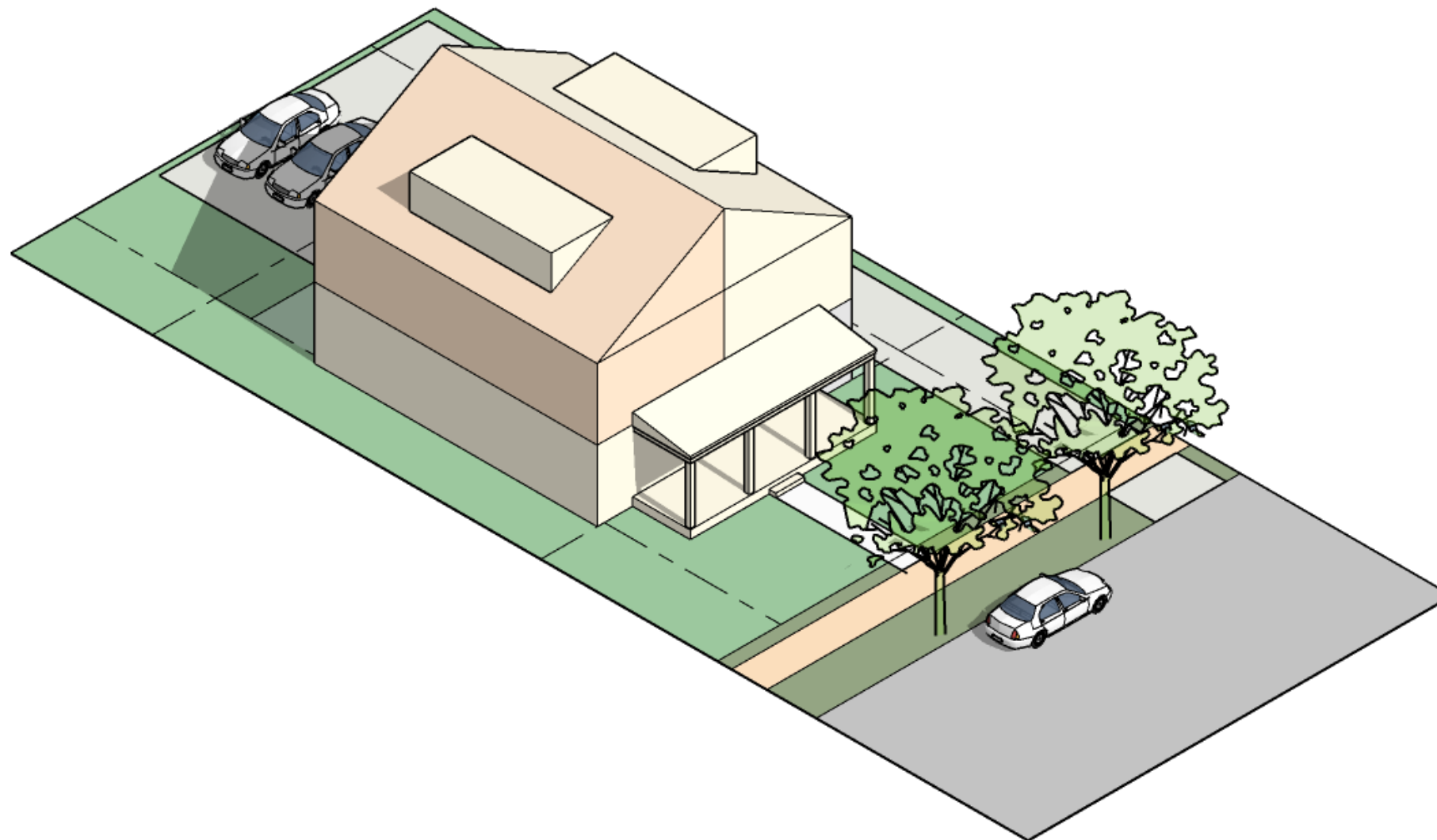
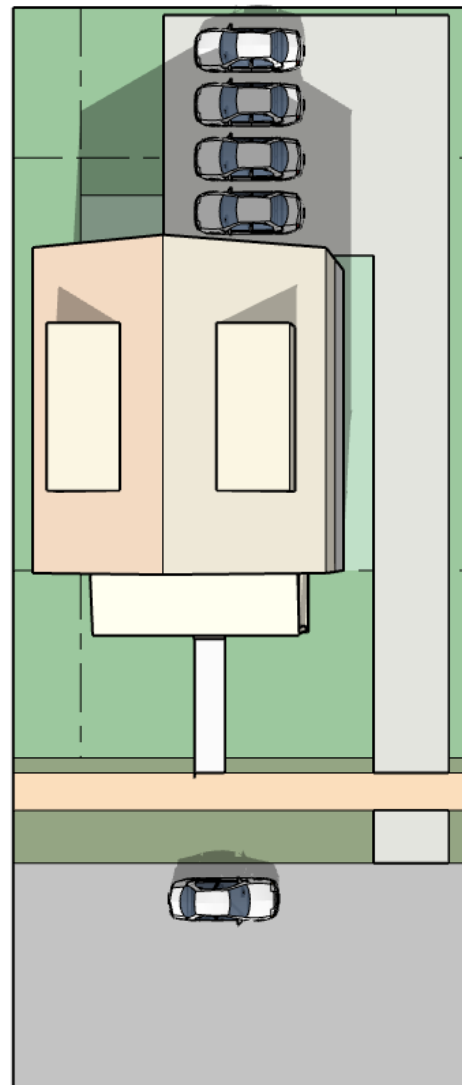
Lot Size: 6,000 sf
Building Footprint: 1,776 sf
Lot Coverage: 29.6 %
Unit Size: 1,776 sf each
Parking: 1 space per unit on site



R-60 AHS Quadplex Prototype

Quadplex
Two stories
Shared driveway

Lot Size: 6,000 sf
Building Footprint: 1,776 sf
Lot Coverage: 29.6 %
Unit Size: 720 sf/ 1,010 sf each
Parking: 1 space per unit on site



Typical R-60 Block with Infill



Existing R-90 Zoning

R-90 Zone, Standard Method Development Standards

Lot area: 9,000 sf

Lot width at front building line: 75'

Maximum lot coverage: 30%

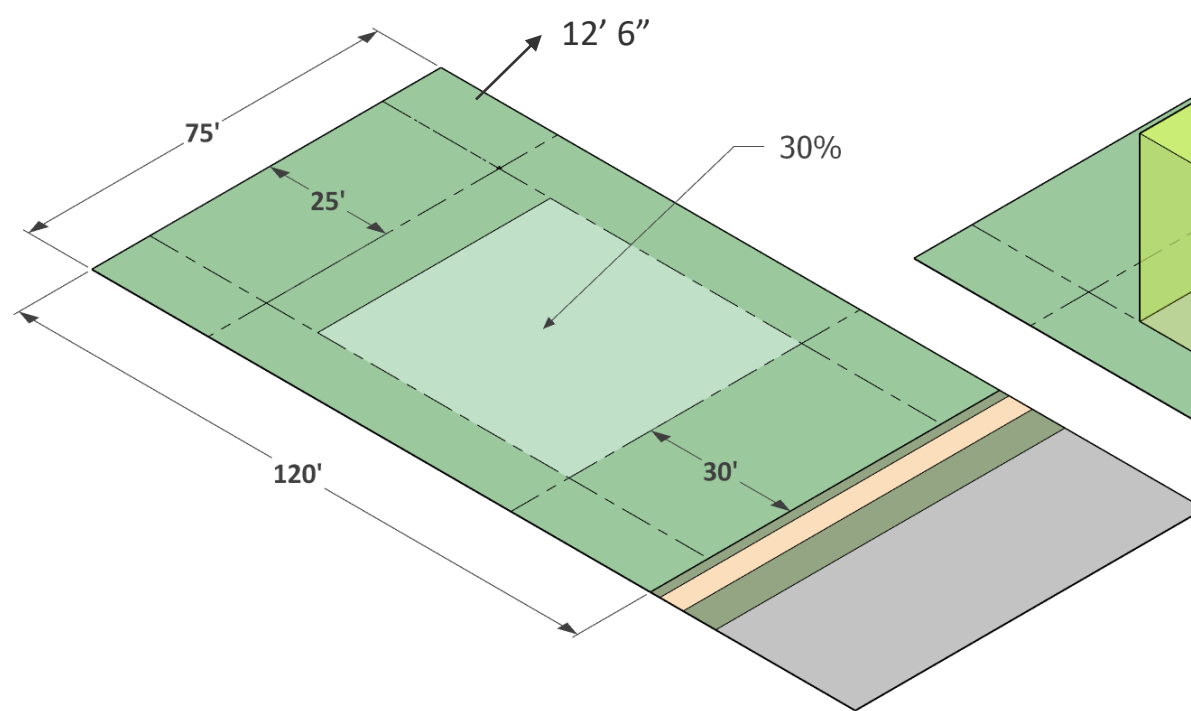
Front setback: 30'

Sum of side setbacks: 25'

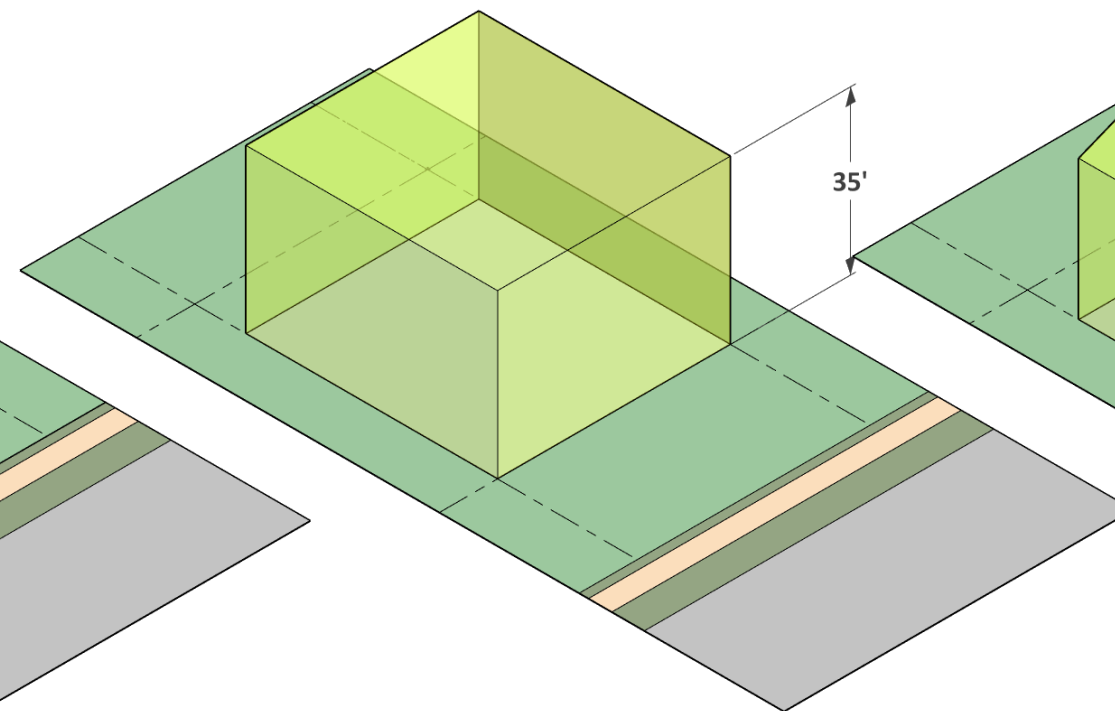
Rear setback: 25'

Parking: 2 spaces on site per unit

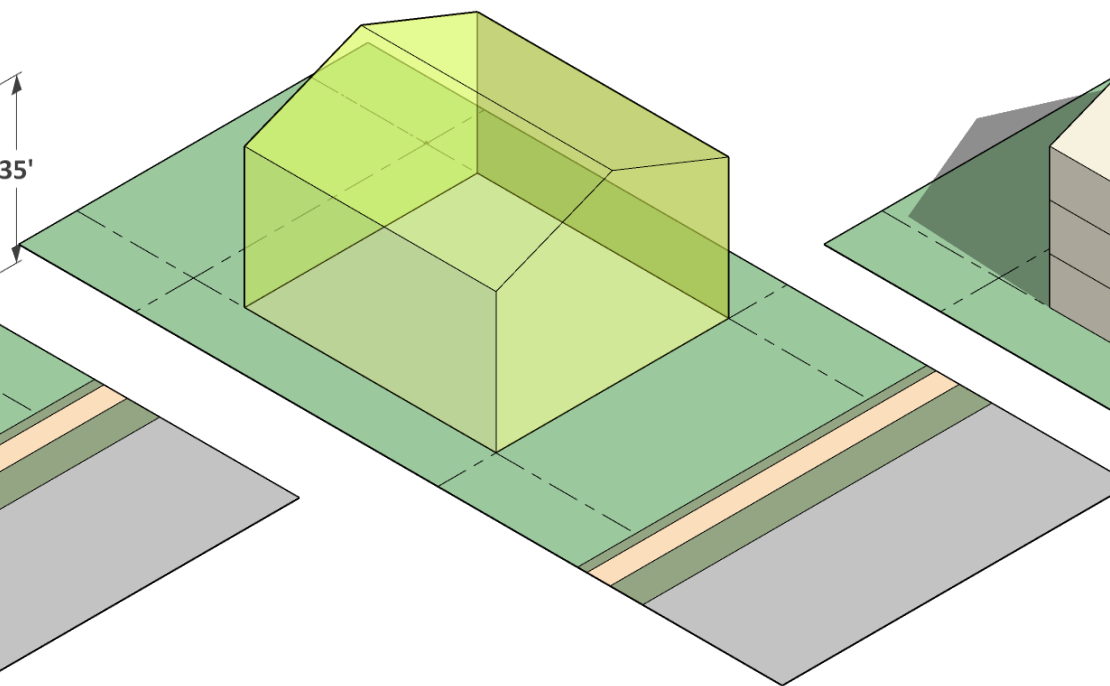
Unit size shown: Appx. 8,000 sq including a 2-car garage



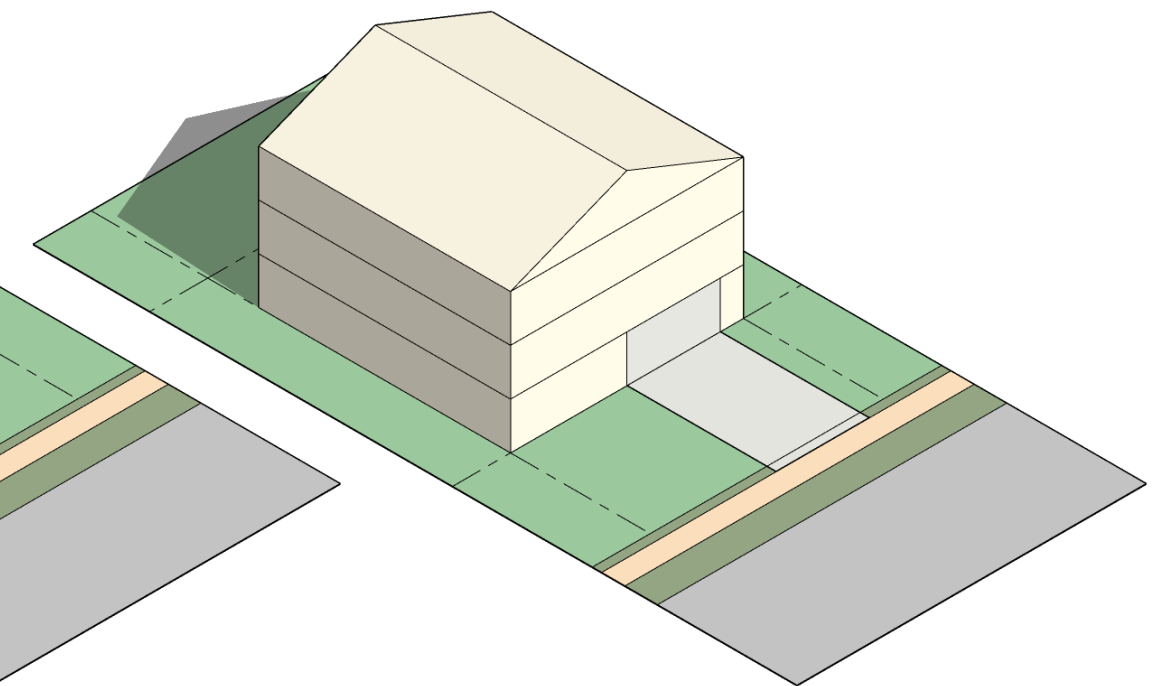
Setbacks



Maximum Height: 35'



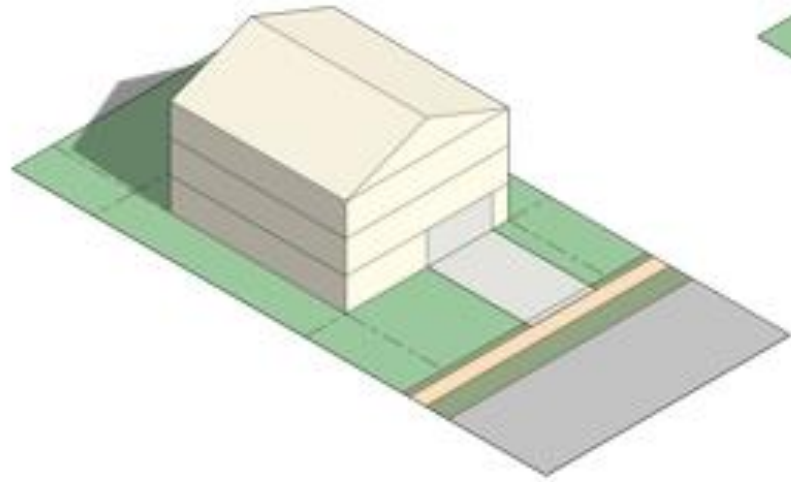
Building Envelope



A Typical New Single-Family House



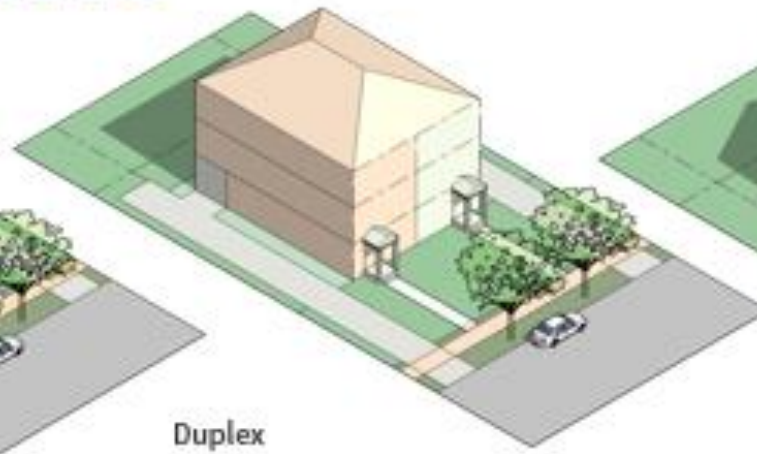
R-90: AHS unit options



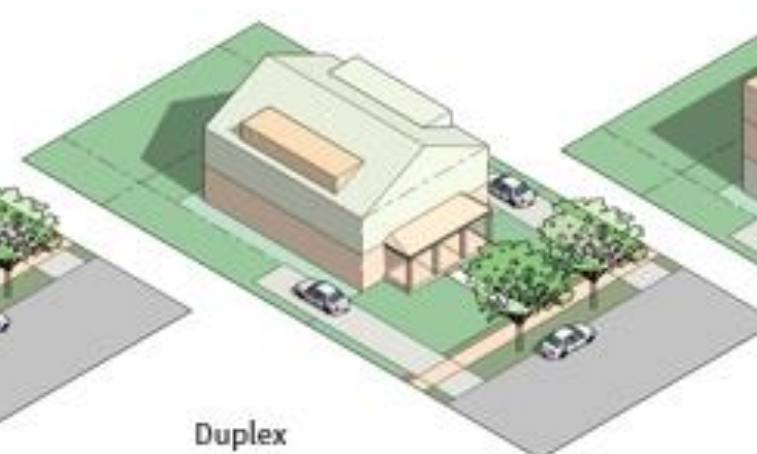
A Typical New Single-Family House
Unit Size: 8,000 sf



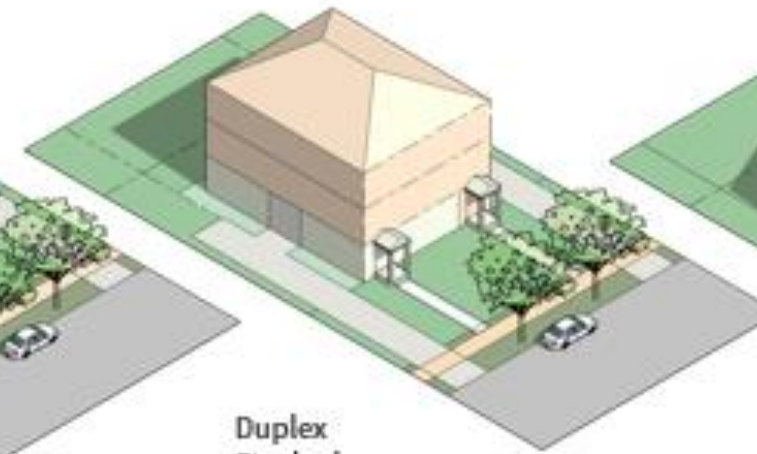
Duplex
Side by Side
Two stories
Separated driveways



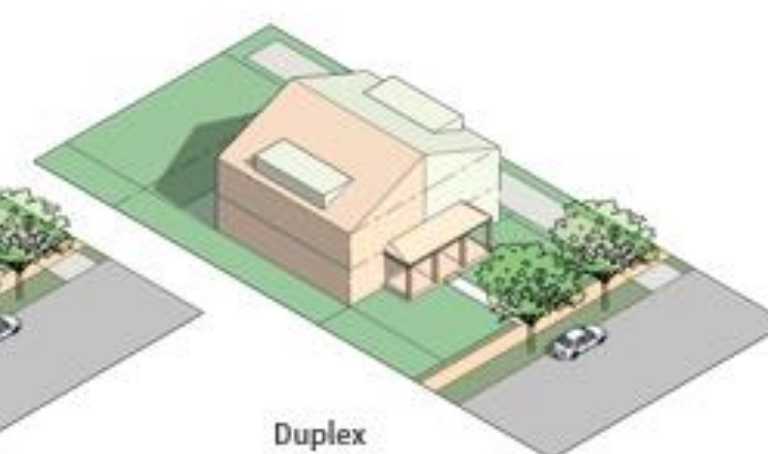
Duplex
Side by Side
Three stories
Separated driveways



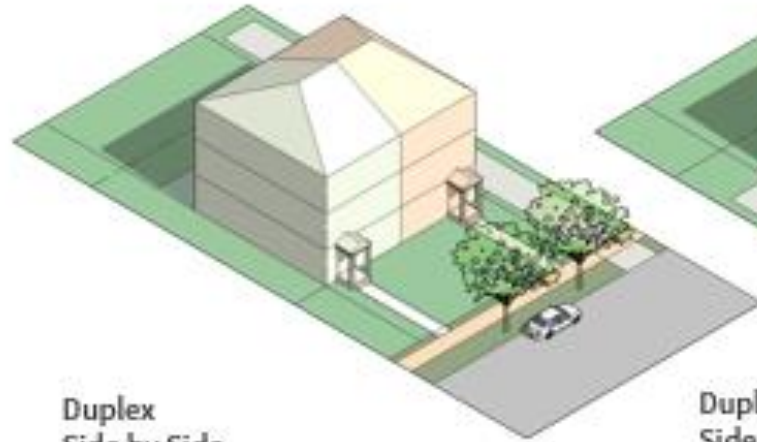
Duplex
Stacked
Two stories
Separated driveways



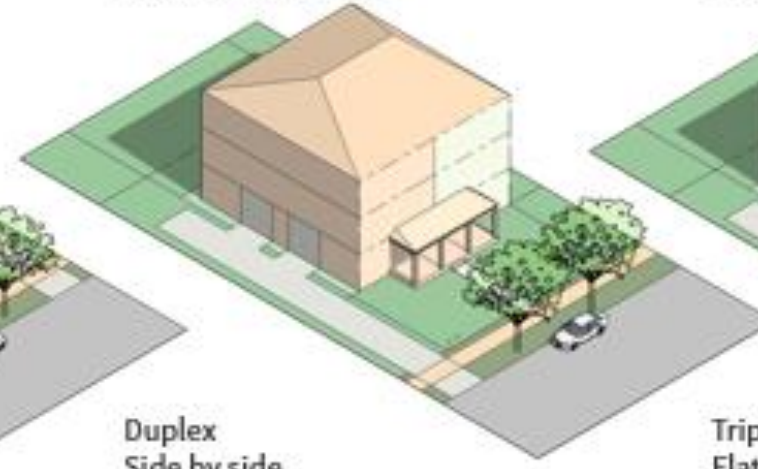
Duplex
Stacked
Three stories
Separated driveways & parking garages



Duplex
Side by Side
Three stories
Shared driveway



Duplex
Side by Side
Three stories
Shared driveway



Duplex
Side by side
Three stories
Two parking garages on site



Triplex
Flat below/side by side above
Three stories
Three parking garages on site



Triplex
Flat below/side by side above
Three stories
Shared driveway



Triplex
Side by Side
Three stories
Shared driveway



Triplex
Front Back
Three stories
Shared driveway



Quadplex
Flat below/side by side above
Two stories
Shared driveway



Quadplex
Flat below/side by side above
Three stories
Shared driveway

Duplex
Unit Size: 2,500 sf- 3,600 sf each

Triplex
Unit Size: 1,600 sf – 2,400 sf each

Quadplex
Unit Size: 1,200 sf – 2,400 sf each

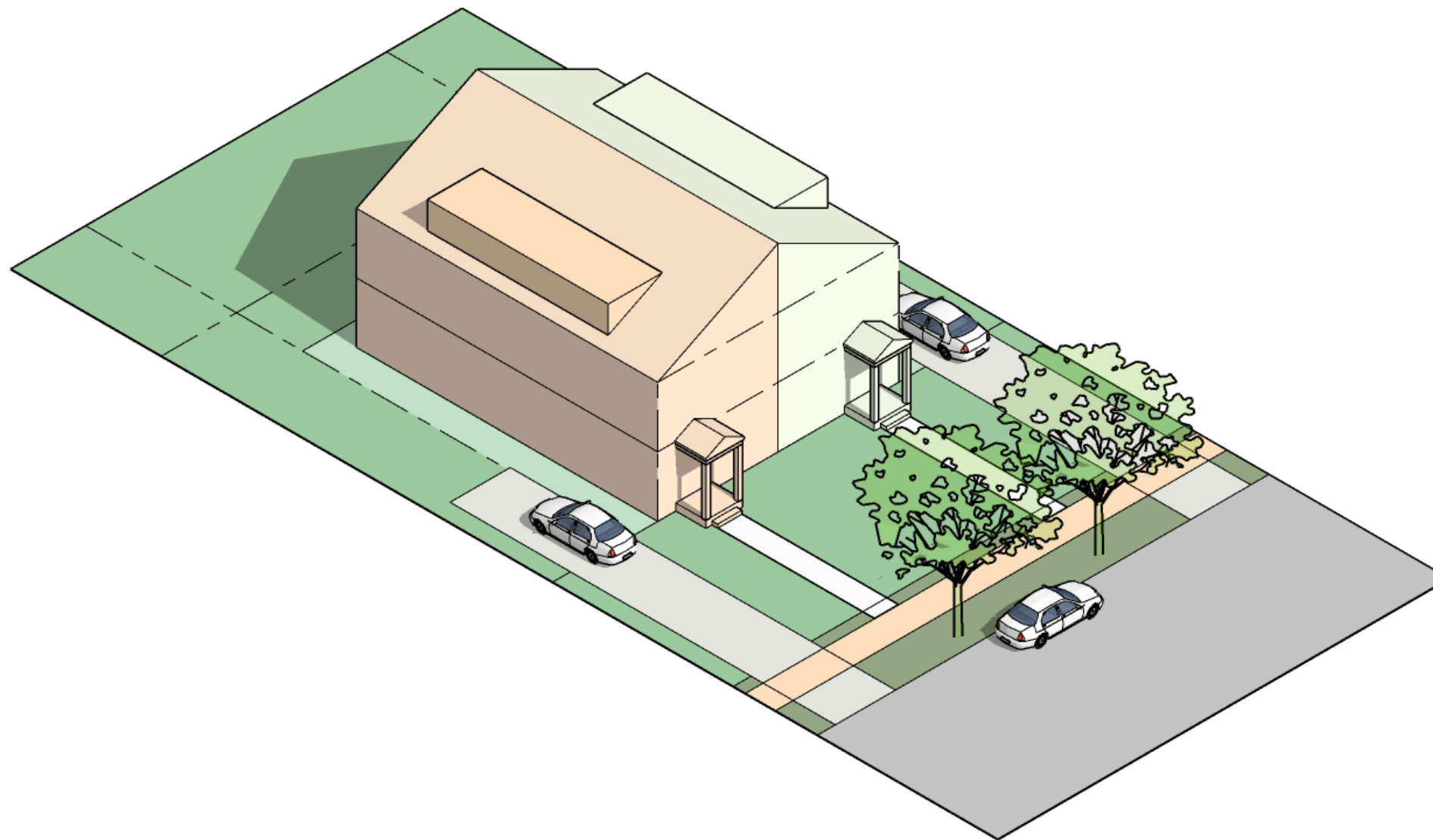
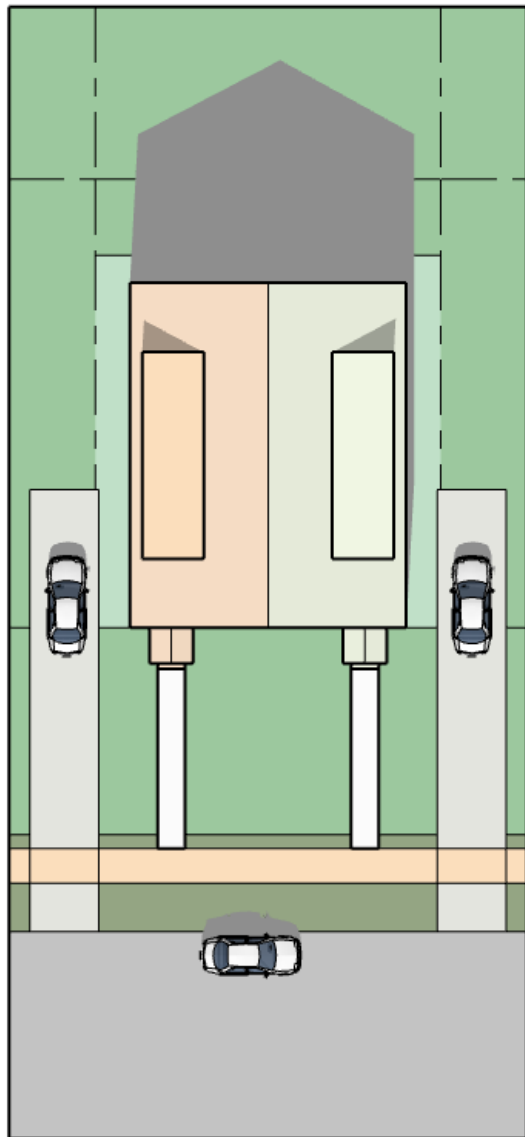
Note:
at least 1 parking space on site for each unit



R-90 AHS Duplex Prototype

Duplex Side by side
Two Stories
Separated driveways

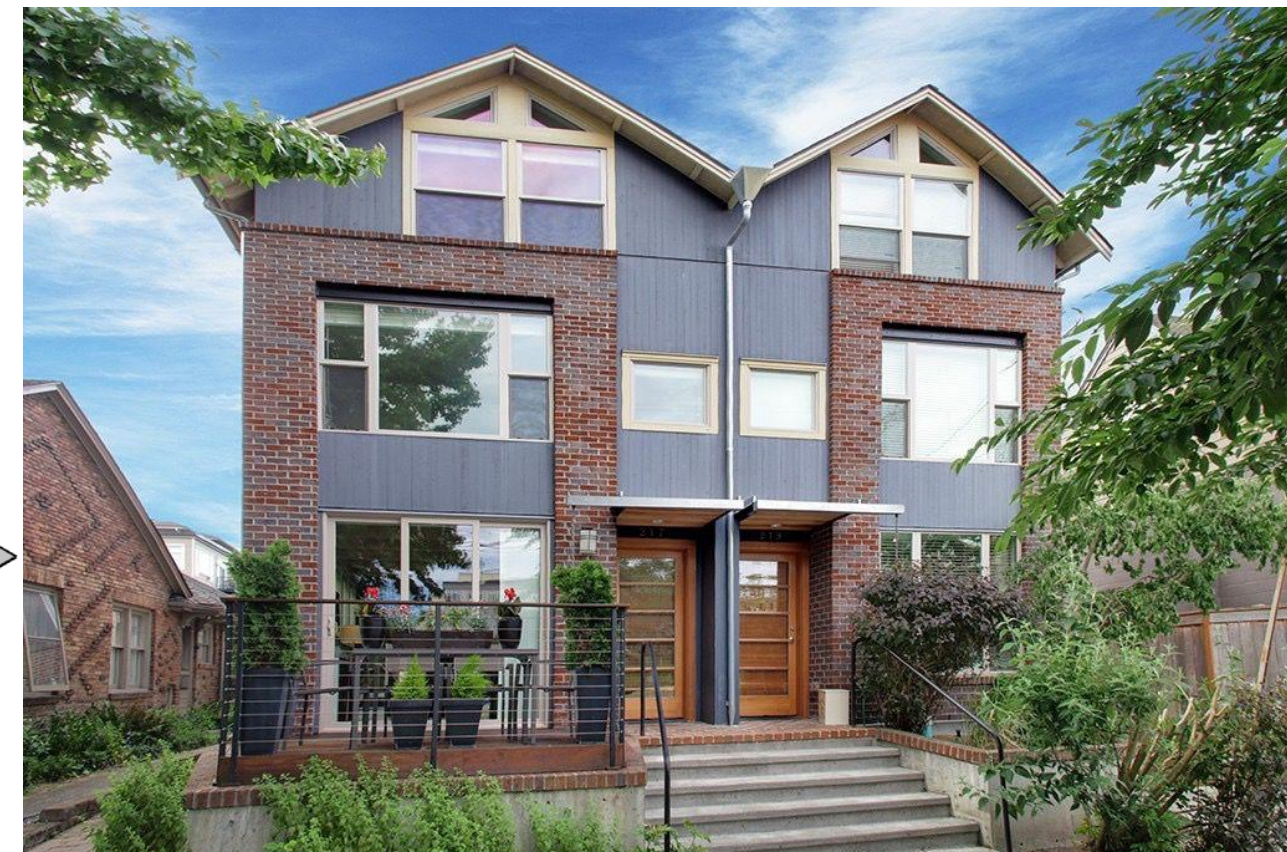
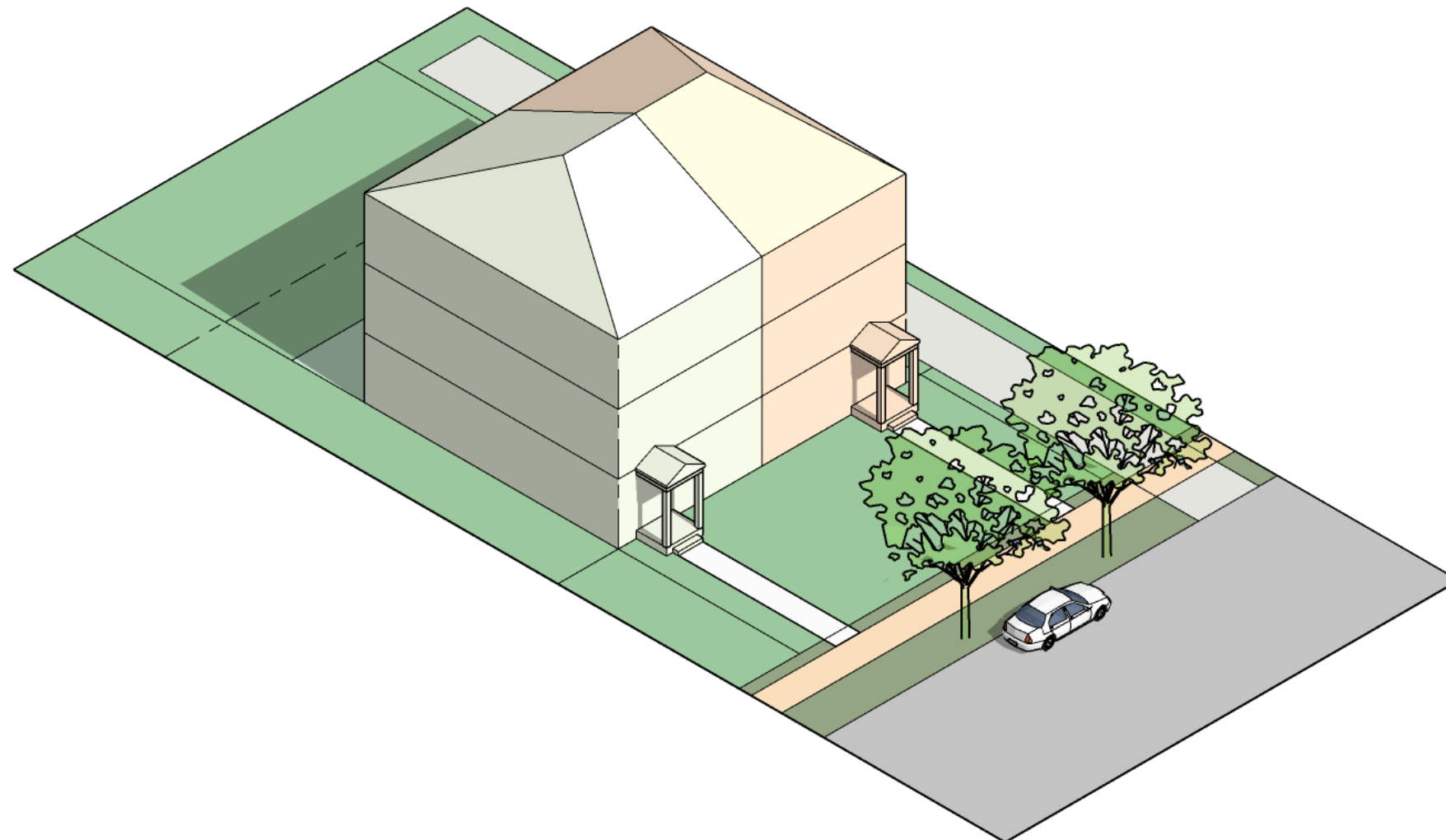
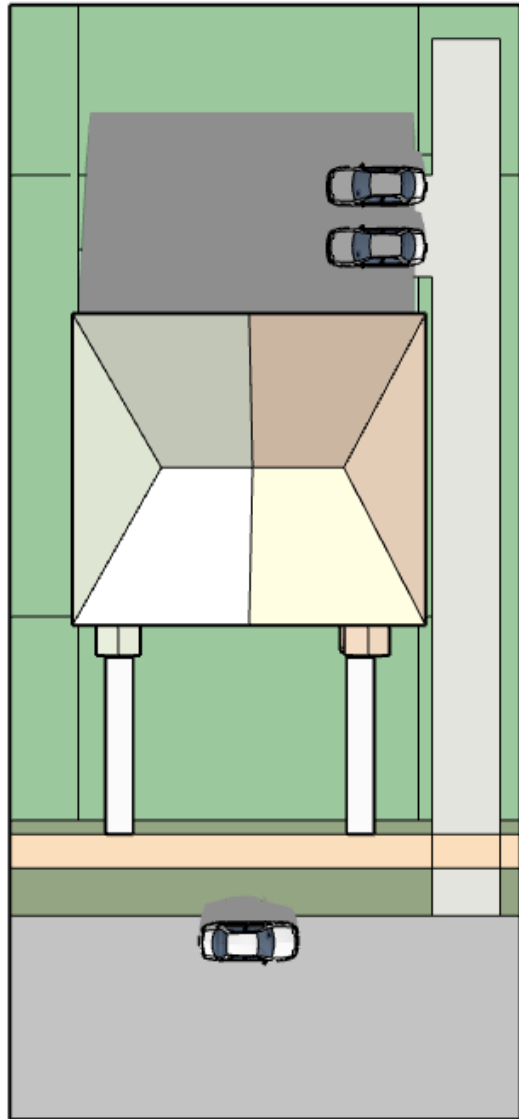
Lot area: 9,000 sf
Building Footprint: 2,000 sf
Lot Coverage: 22.2%
Unit Size: 2,390 sf each
Parking: 1 space per unit on site



R-90 AHS Duplex Prototype

Duplex Side by side
Three Stories
Shared driveway

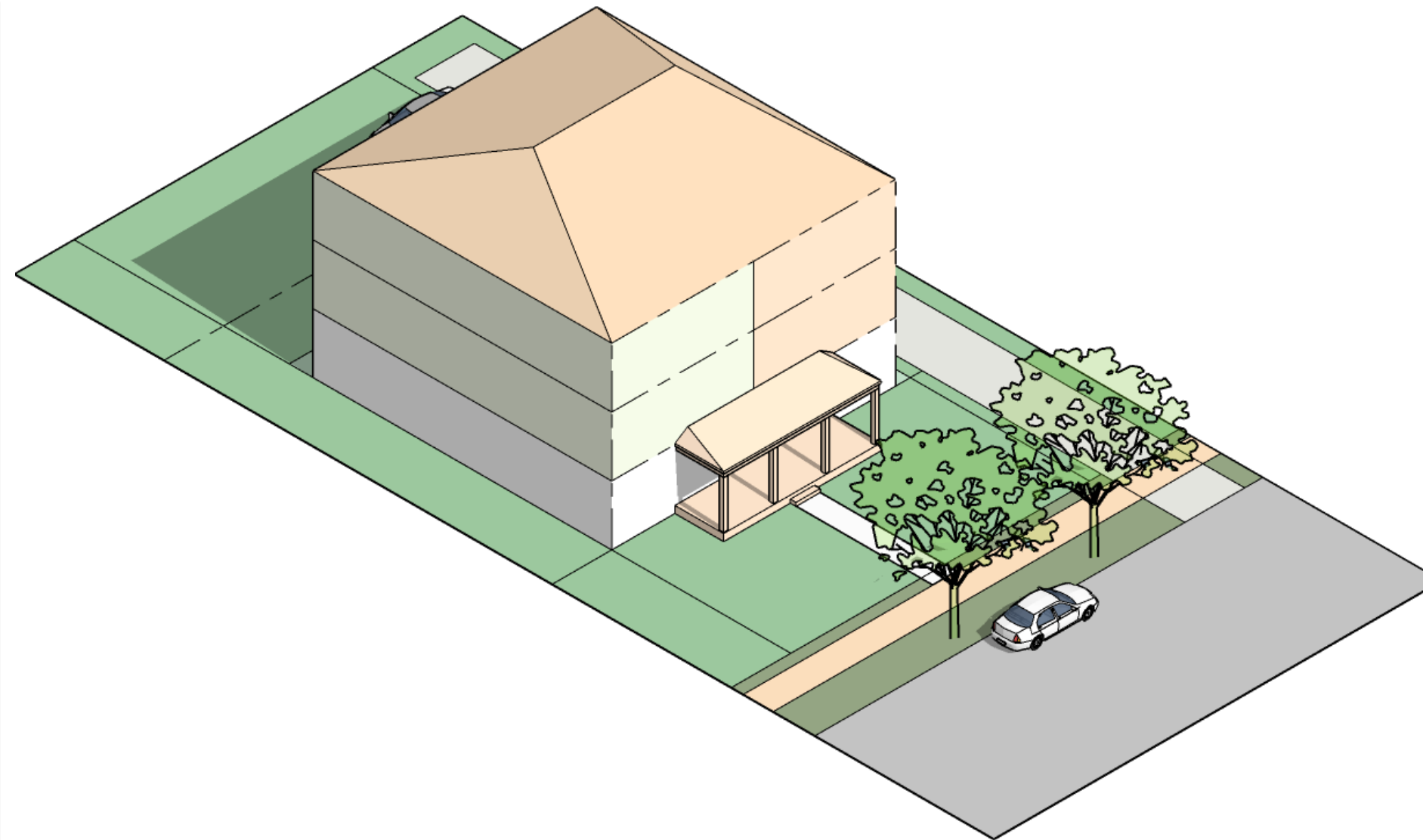
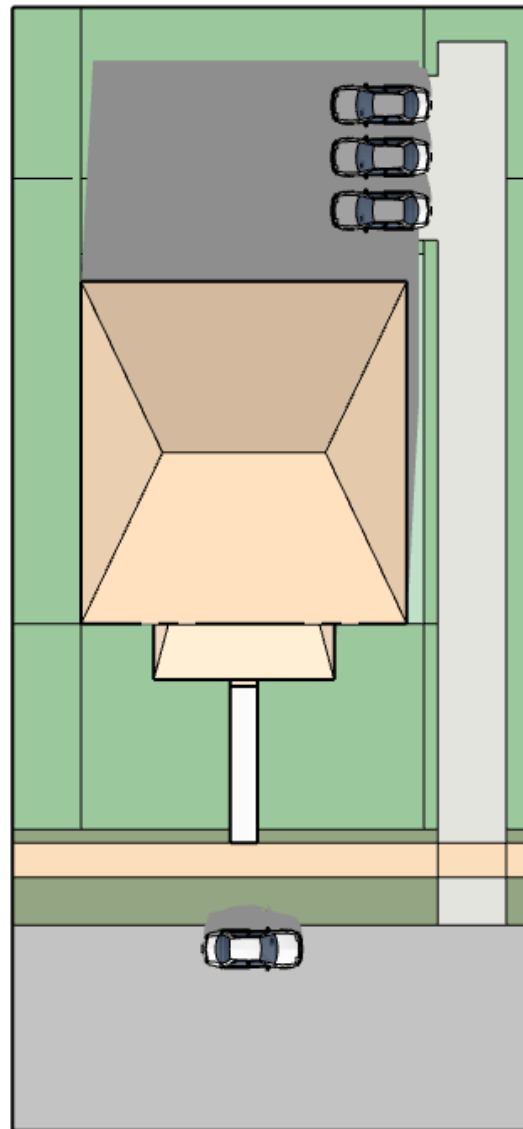
Lot area: 9,000 sf
Building Footprint: 2,016 sf
Lot Coverage: 22.4%
Unit Size: 3,024 sf each
Parking: 1 space per unit on site



R-90 AHS Triplex Prototype

Triplex Flat below/side by side above
Three Stories
Shared driveway

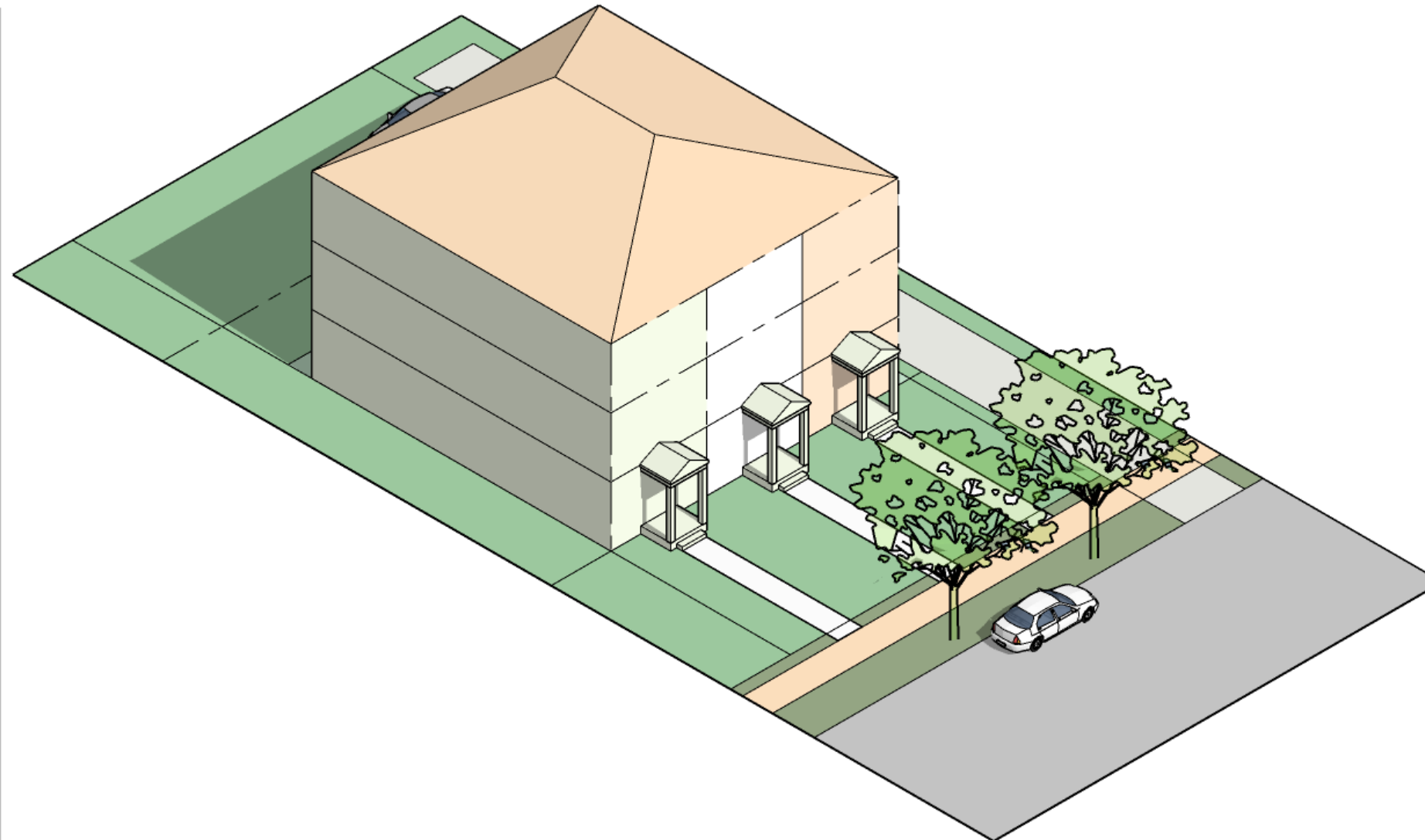
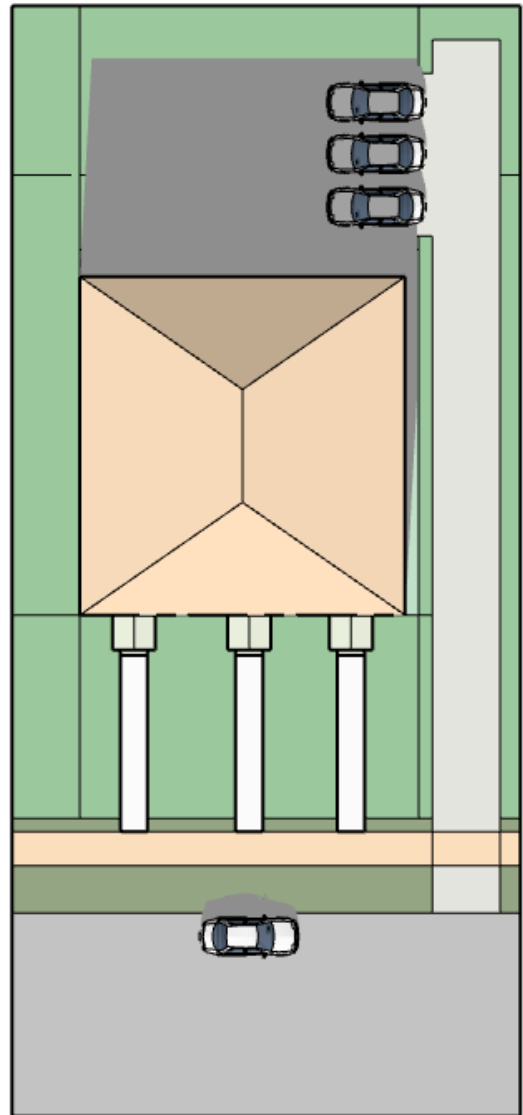
Lot area: 9,000 sf
Building Footprint: 2,400 sf
Lot Coverage: 26.7%
Unit Size: 3,600 sf each
Parking: 1 space per unit on site



R-90 AHS Triplex Prototype

Triplex Side by side
Three Stories
Shared driveway

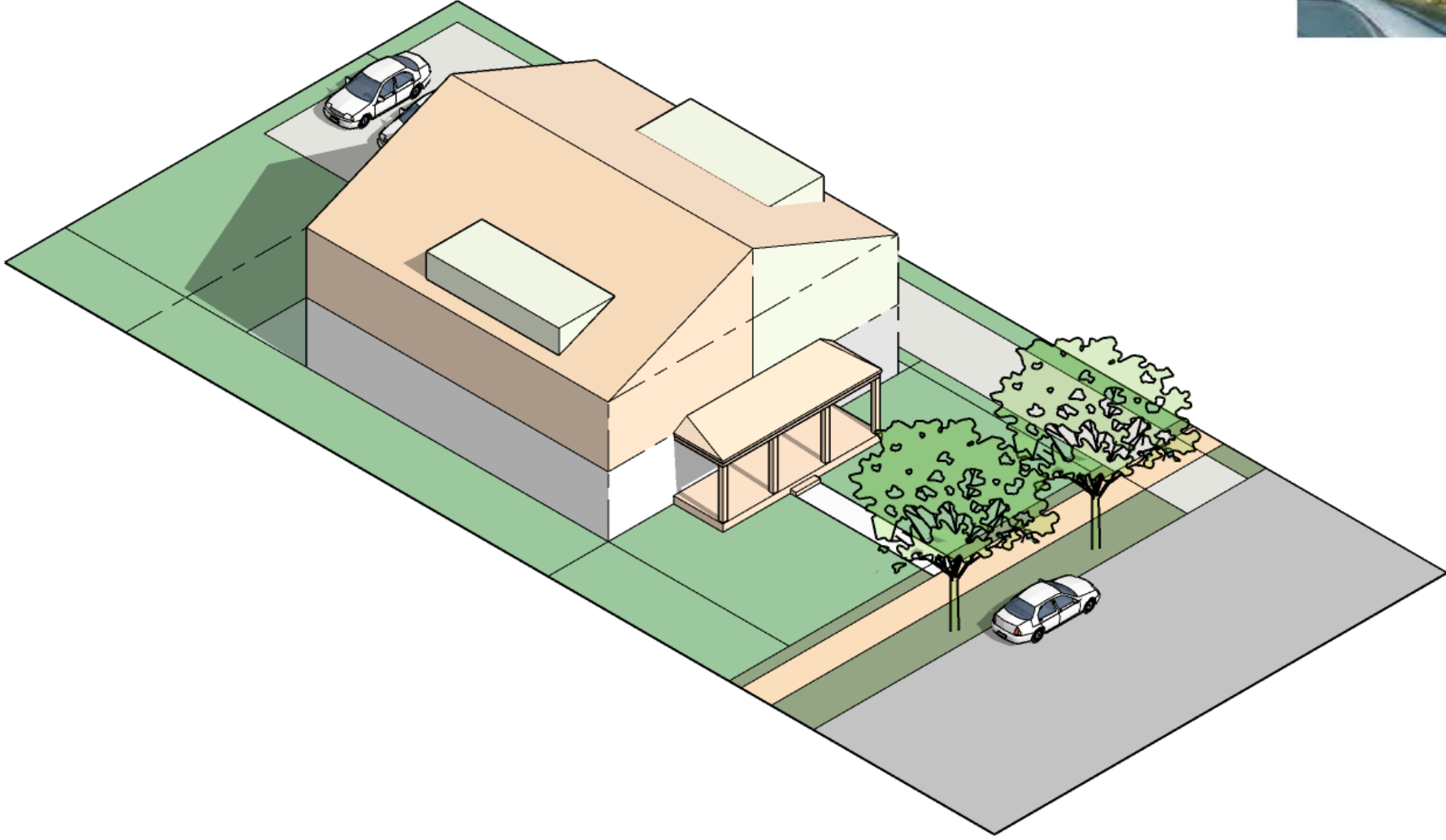
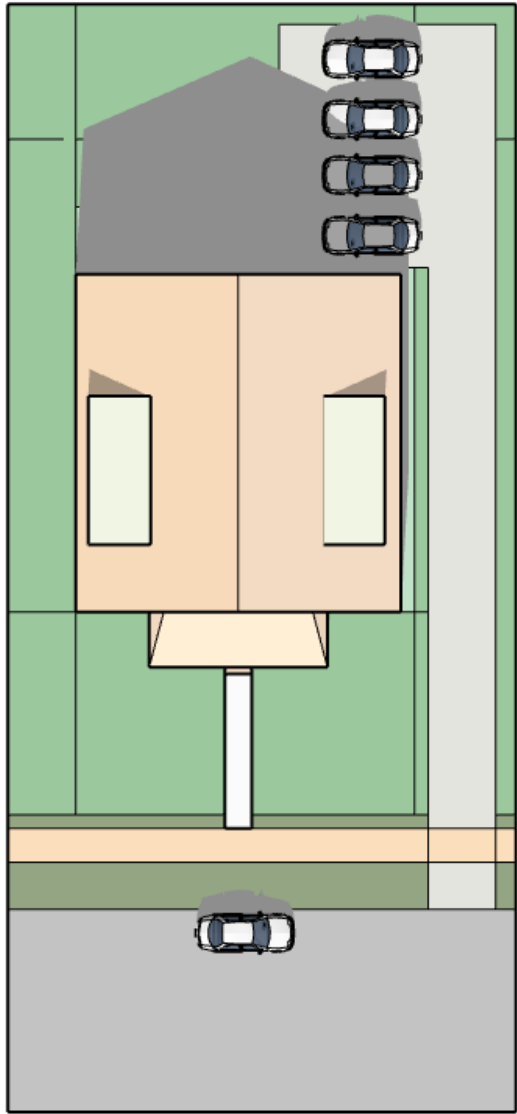
Lot area: 9,000 sf
Building Footprint: 2,400 sf
Lot Coverage: 26.7%
Unit Size: 2,400 sf each
Parking: 1 space per unit on site



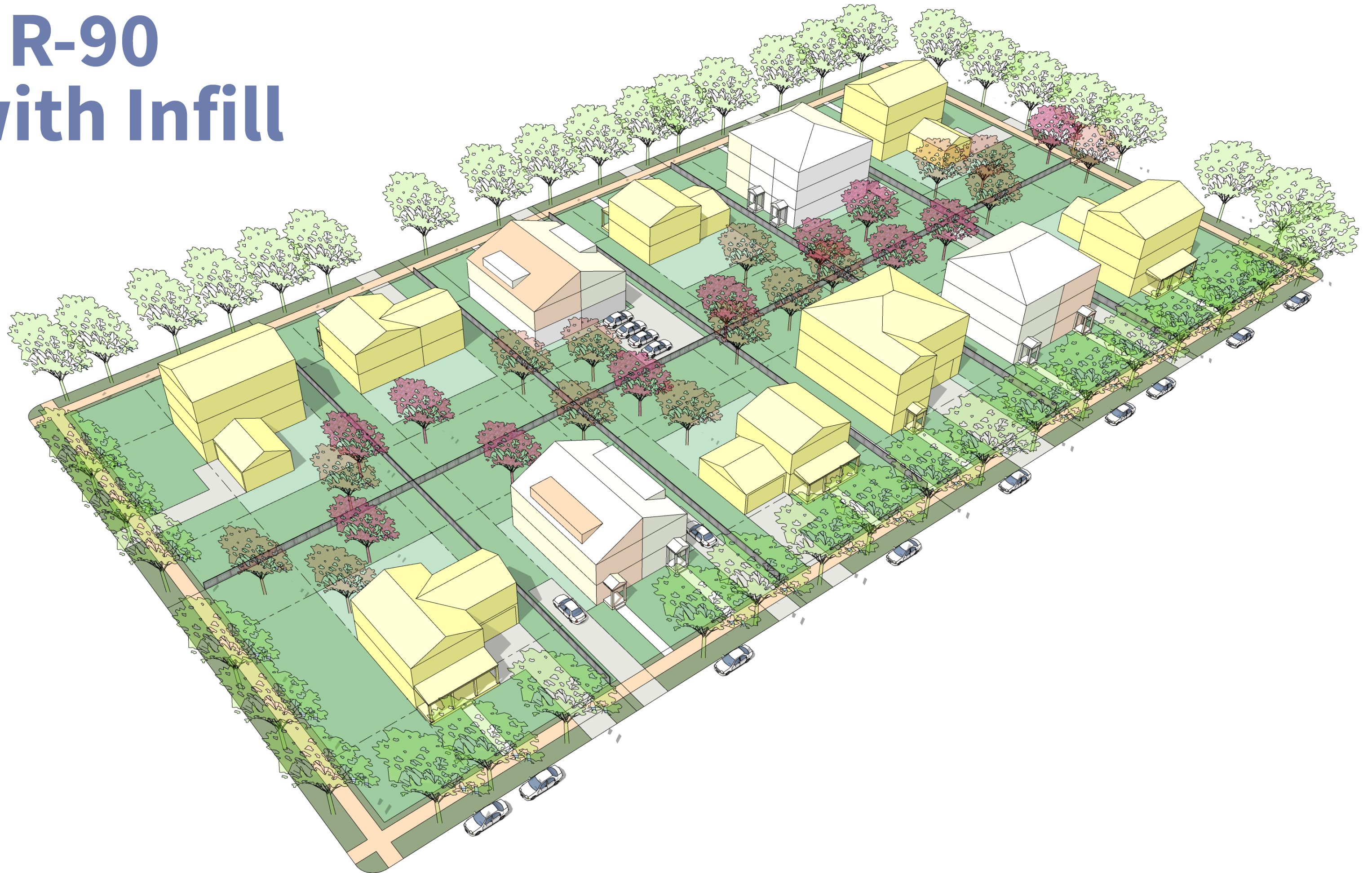
R-90 AHS Quadplex Prototype

Quadplex Side by side
Two Stories
Shared driveway

Lot area: 9,000 sf
Building Footprint: 2,400 sf
Lot Coverage: 26.7%
Unit Size: 1,200 sf / 2,168 sf each
Parking: 1 space per unit on site



Typical R-90 Block with Infill



Existing R-200 Zoning

R-200 Zone, Standard Method Development Standards

Lot area: 20,000 sf

Lot width at front building line: 100'

Maximum lot coverage: 25%

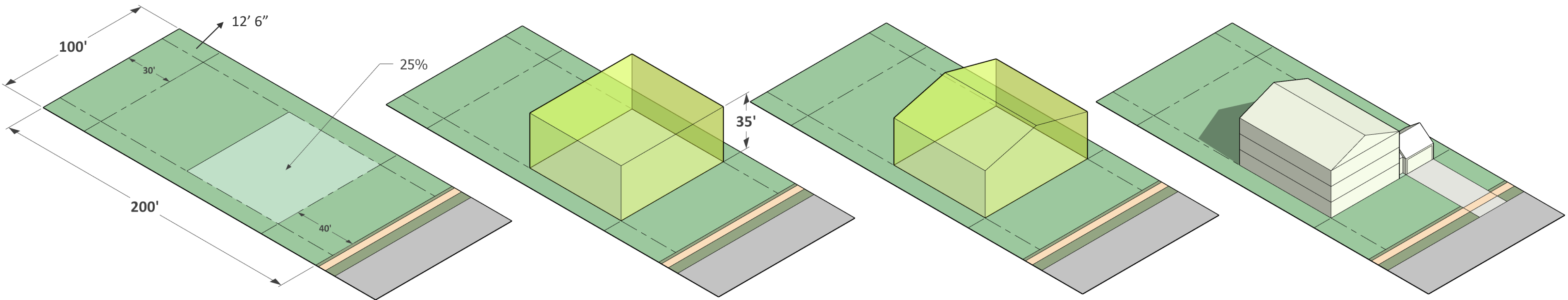
Front setback: 40'

Sum of side setbacks: 25'

Rear setback: 30'

Parking: 2 spaces on site per unit

Unit size shown: Appx. 10,000 sf including a 2-car garage



Setbacks

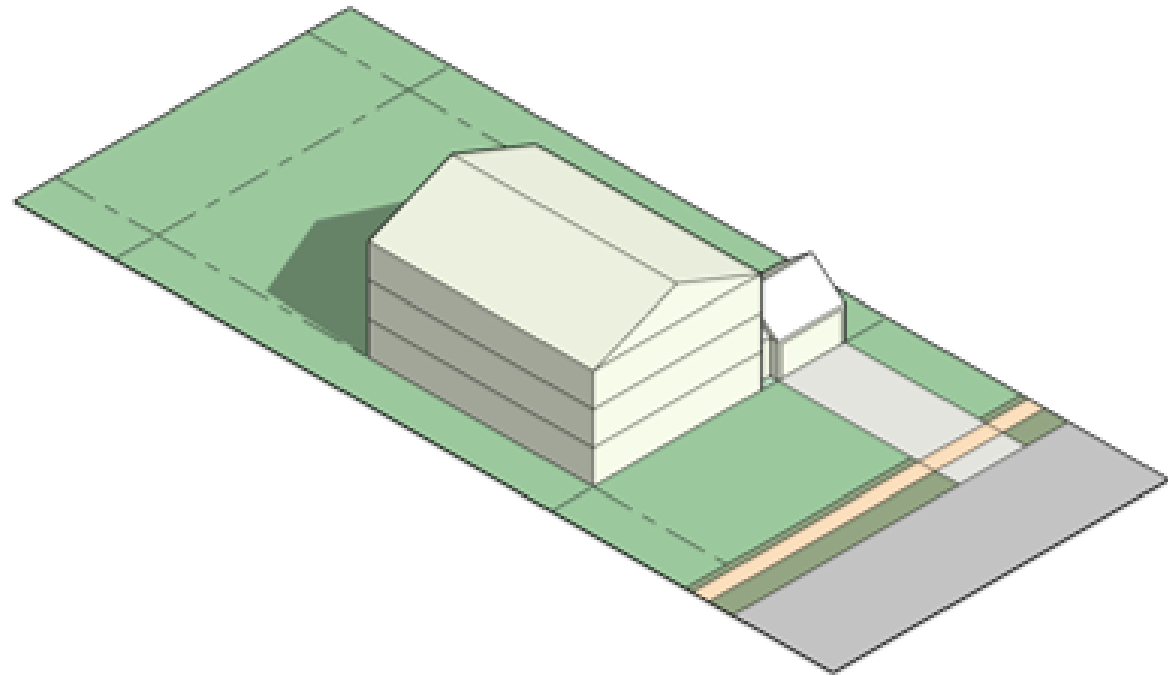
Maximum Height: 35'

Building Envelope

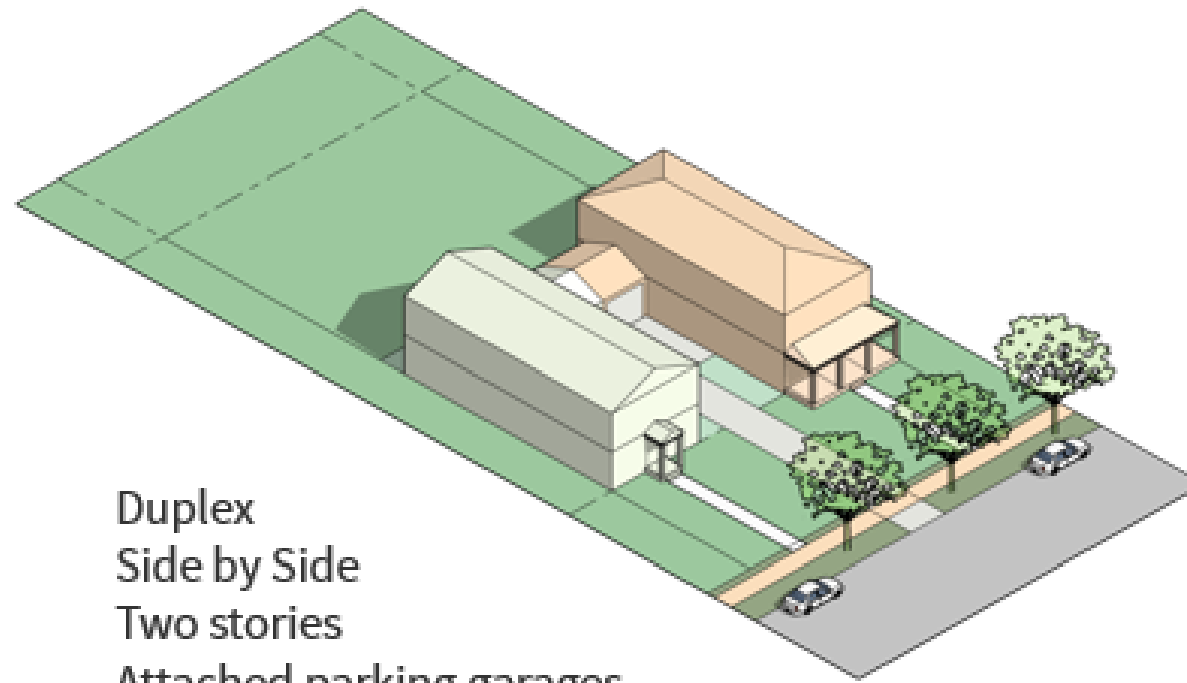
A Typical New Single-Family House



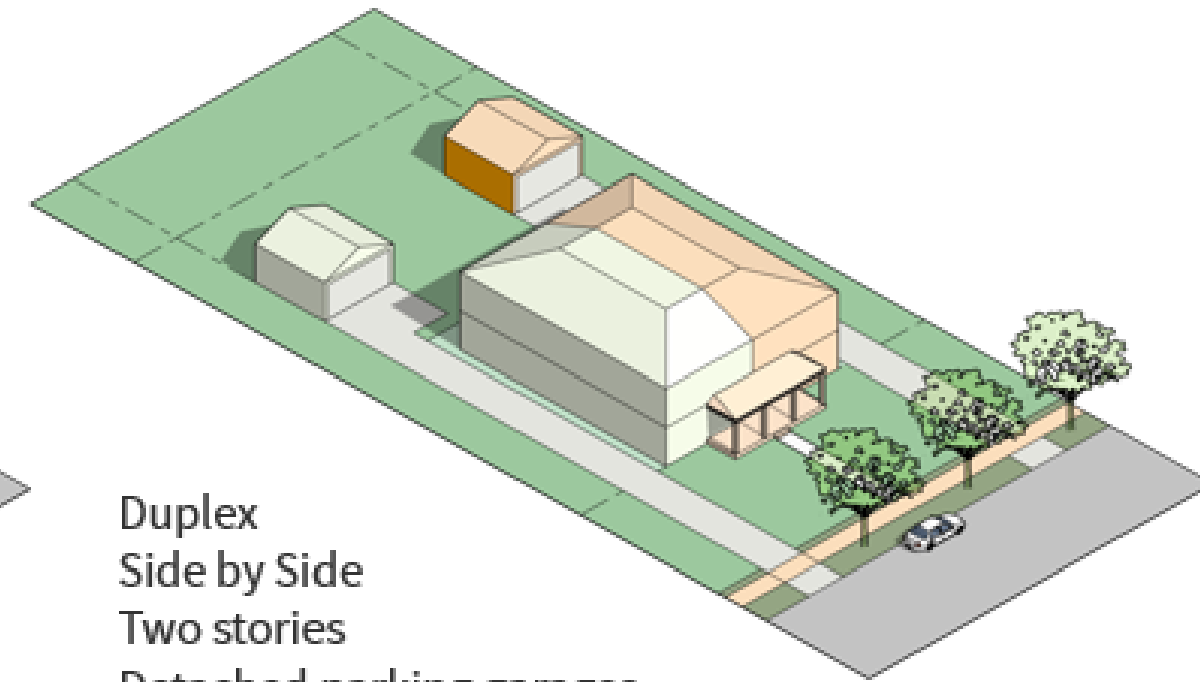
R-200: AHS unit options



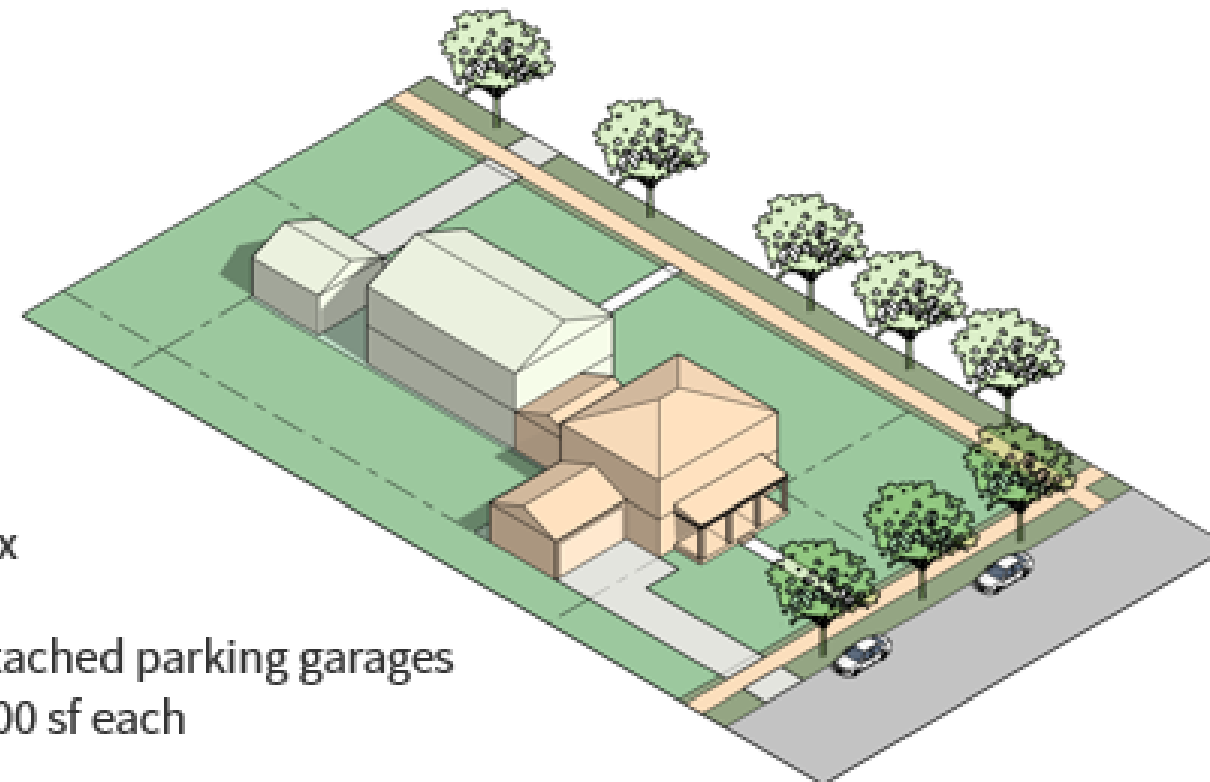
A Typical New Single House
Unit Size: 4,000 to 10,000 sf



**Duplex
Side by Side
Two stories
Attached parking garages
Unit Size: 3,200 sf each**



**Duplex
Side by Side
Two stories
Detached parking garages
Unit Size: 3,400 sf each**



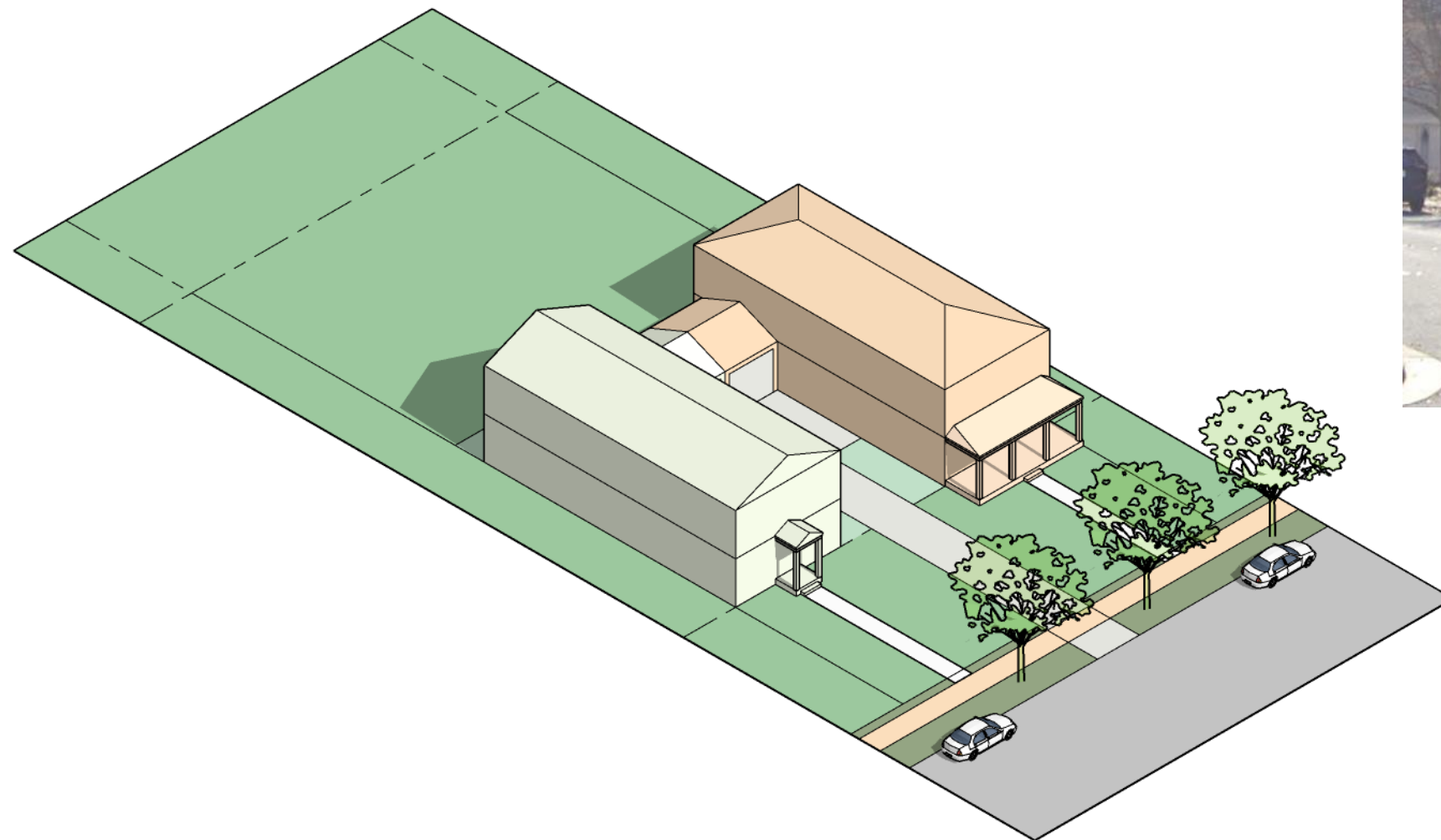
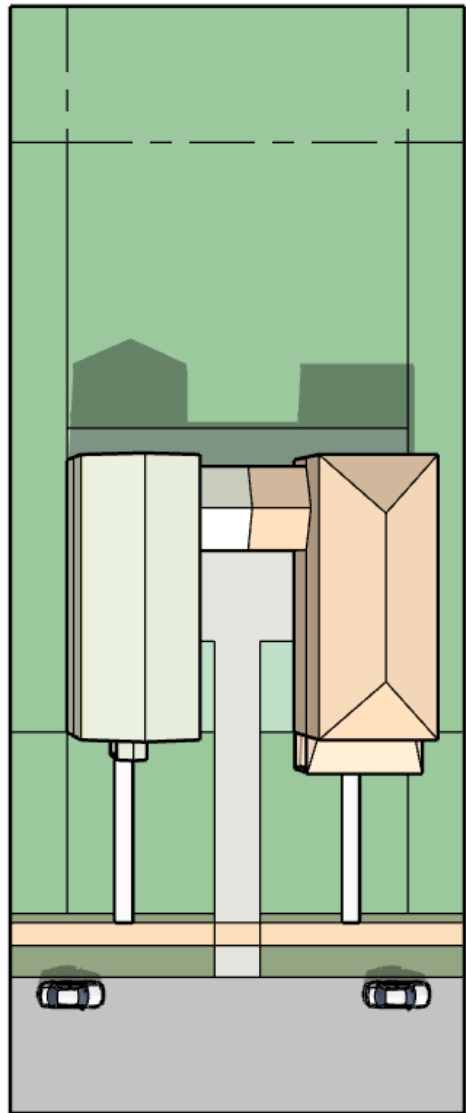
**Corner Duplex
Two stories
Attached/ detached parking garages
Unit Size: 3,000 sf each**



R-200 AHS Duplex Prototype

Duplex Side by side
Two Stories
Attached parking garages

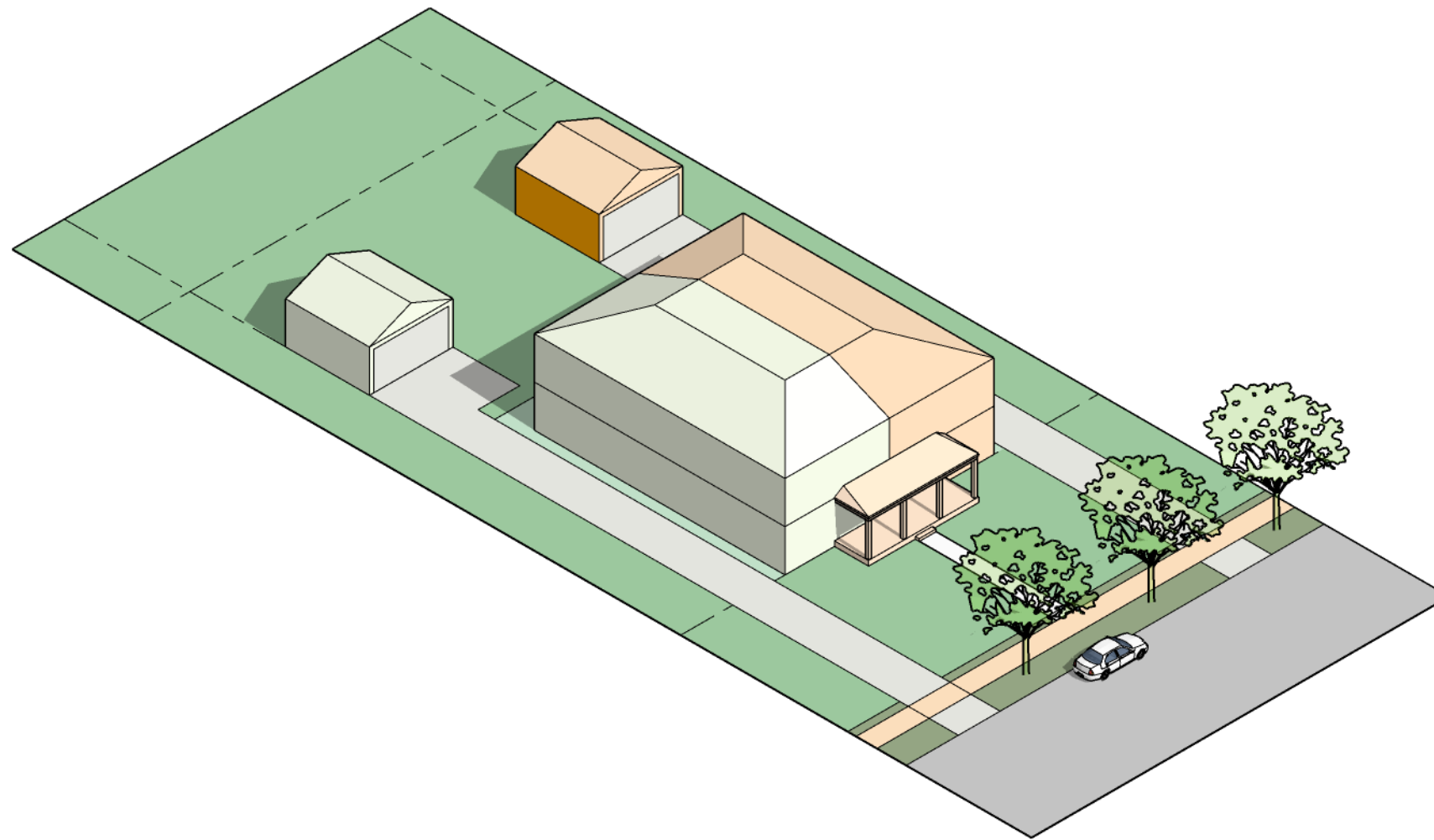
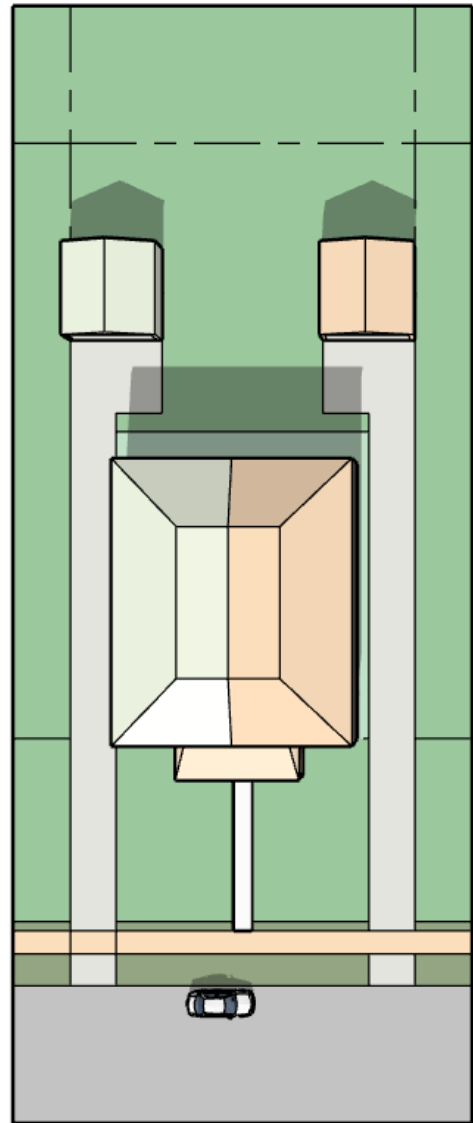
Lot area: 20,000 sf
Building Footprint: 3,450 sf
Lot Coverage: 17.25%
Unit Size: 3,225 sf each
Parking: 1 space per unit on site



R-200 AHS Duplex Prototype

Duplex Side by side
Two Stories
Detached parking garages

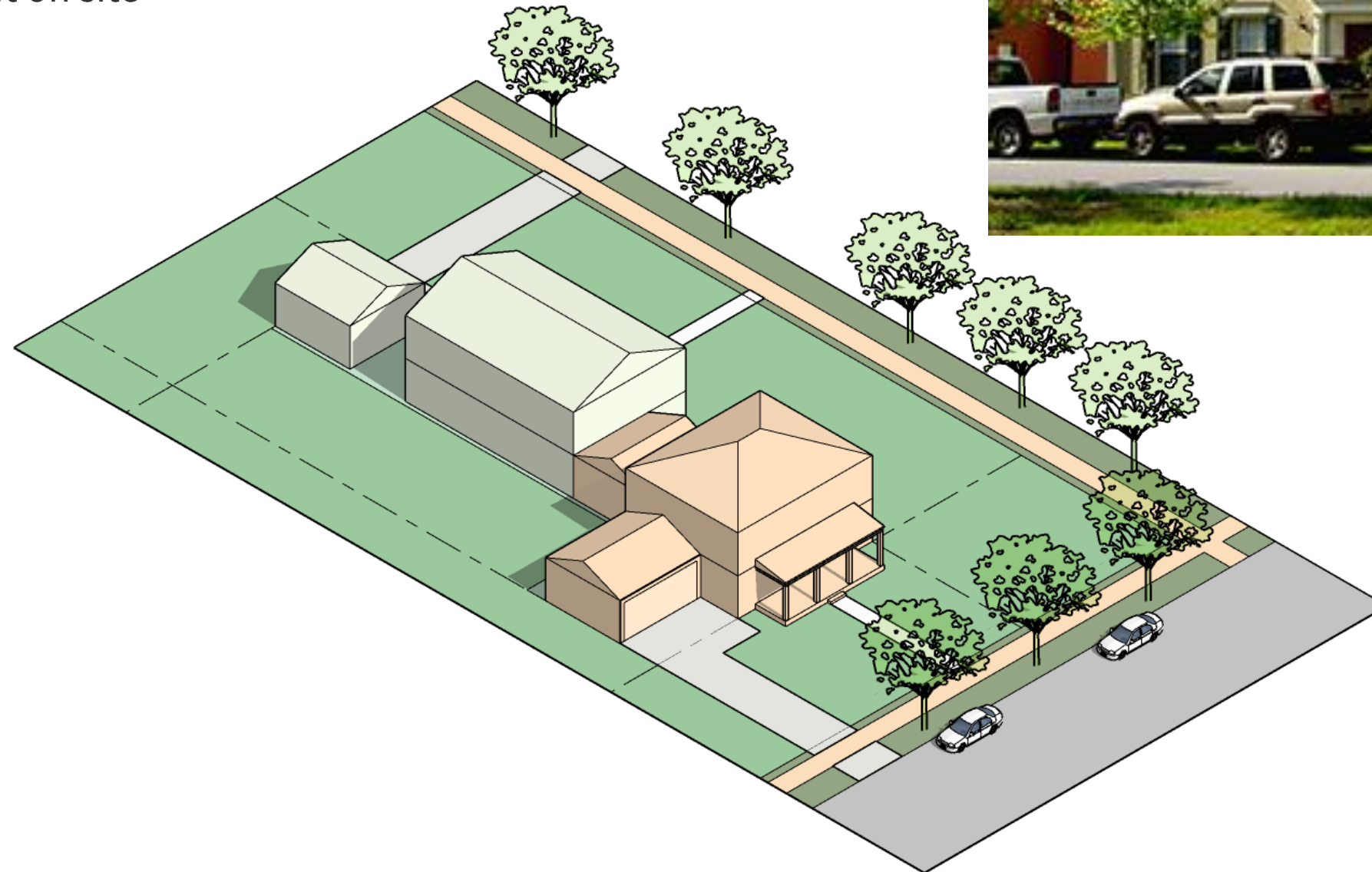
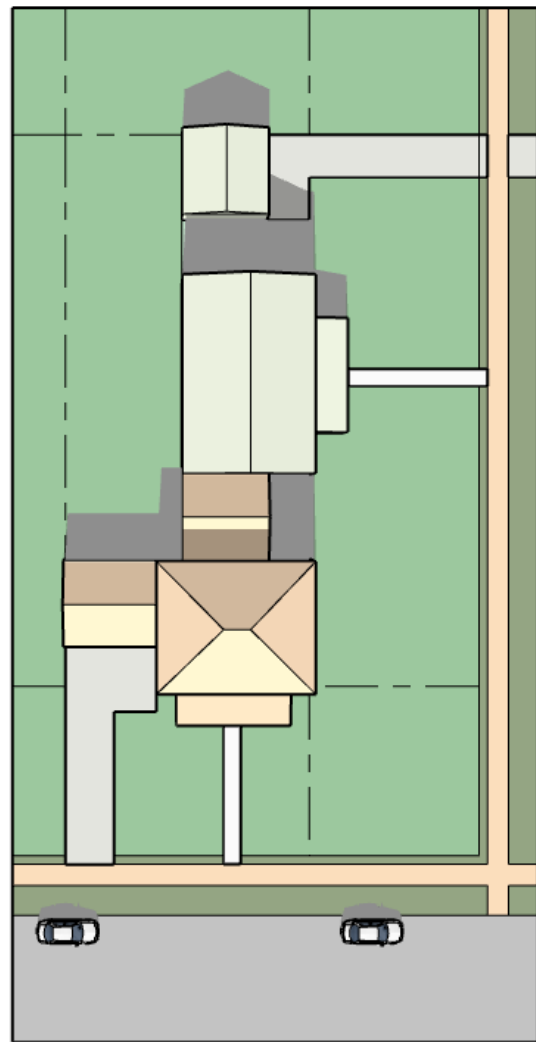
Lot area: 20,000 sf
Building Footprint: 3,800 sf
Lot Coverage: 19%
Unit Size: 3,400 sf each
Parking: 1 space per unit on site



R-200 AHS Duplex Prototype

Corner lot Duplex Side by side
Two Stories
Detached & Attached parking garages

Corner Lot area: 22,000 sf
Building Footprint: 4,275 sf
Lot Coverage: 19.5%
Unit Size: 2,990 sf, 3,100 sf
Parking: 1 space per unit on site



Typical R-200 Block with Infill



Existing R-40 Zoning

R-40 Zone, Standard Method Development Standards

Lot area: 4,000 sf

Lot width at front building line: 40'

Maximum lot coverage: 40%

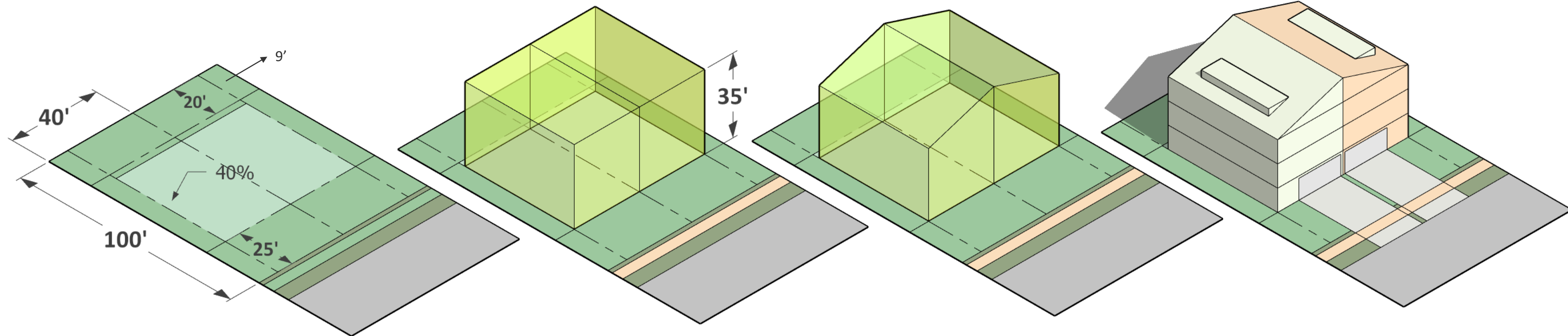
Front setback: 25'

Sum of side setbacks: 25'

Rear setback: 20'

Parking: 2 spaces on site per unit

Unit size shown: Appx. 4,000 sf and a 2-car garage for each unit



Setbacks

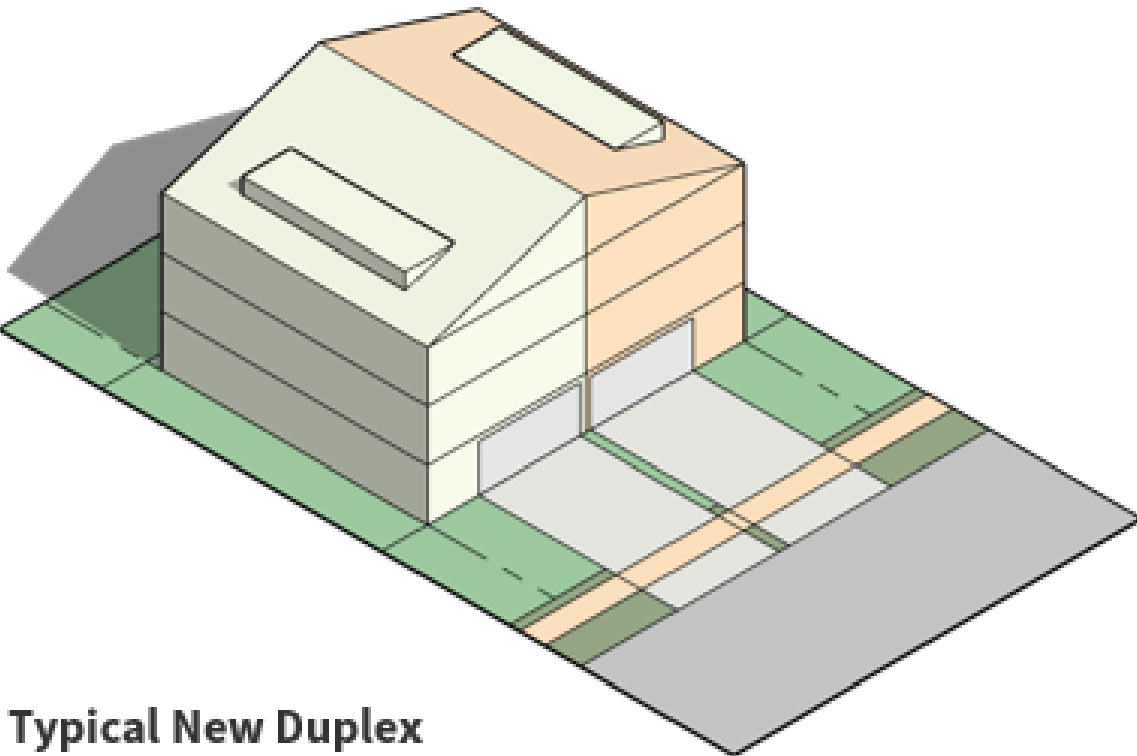
Maximum Height: 35'

Building Envelope

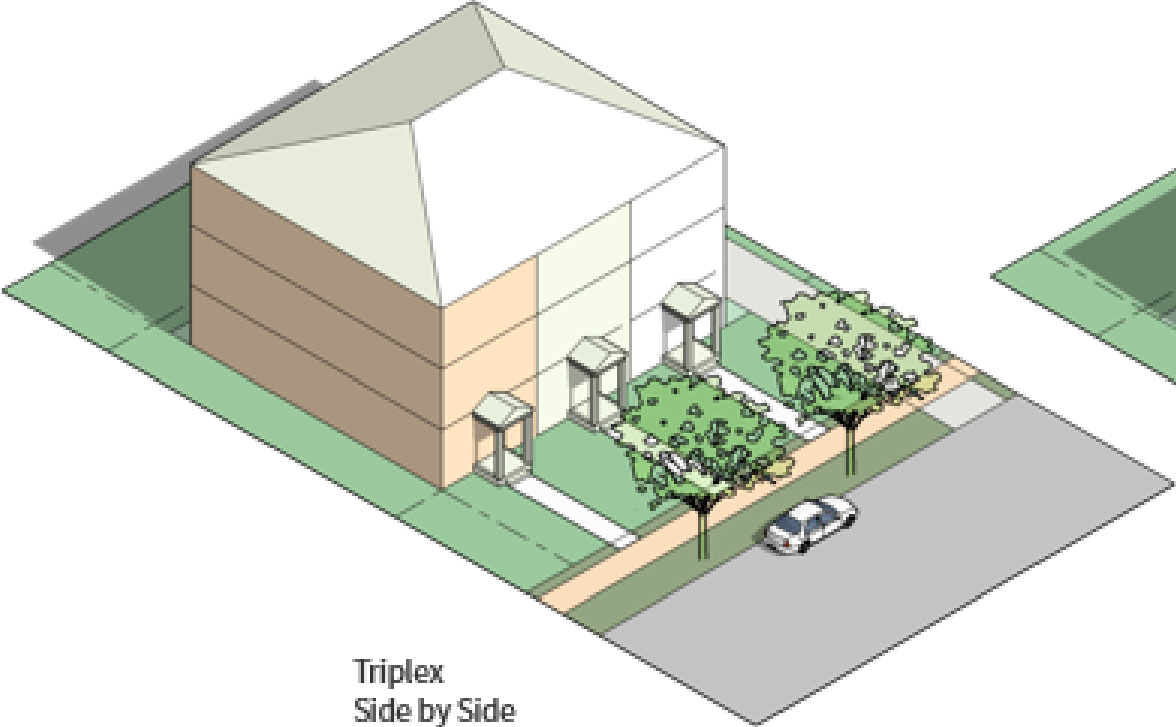
A Typical New Duplex



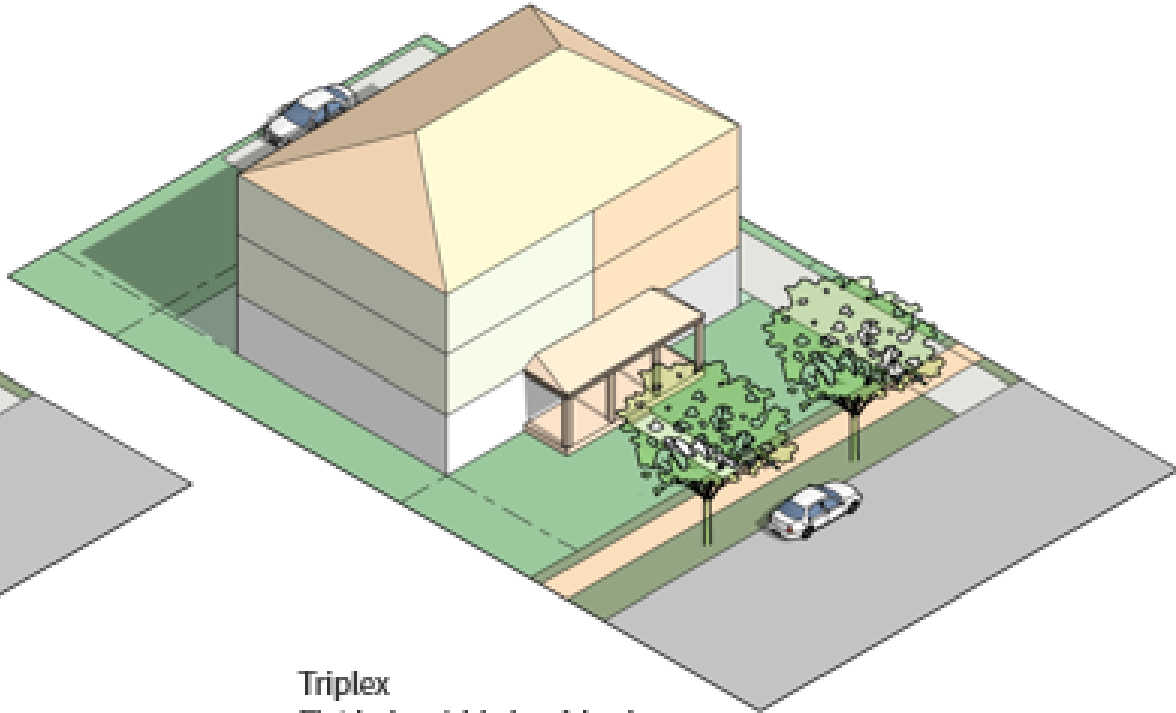
R-40: AHS unit options



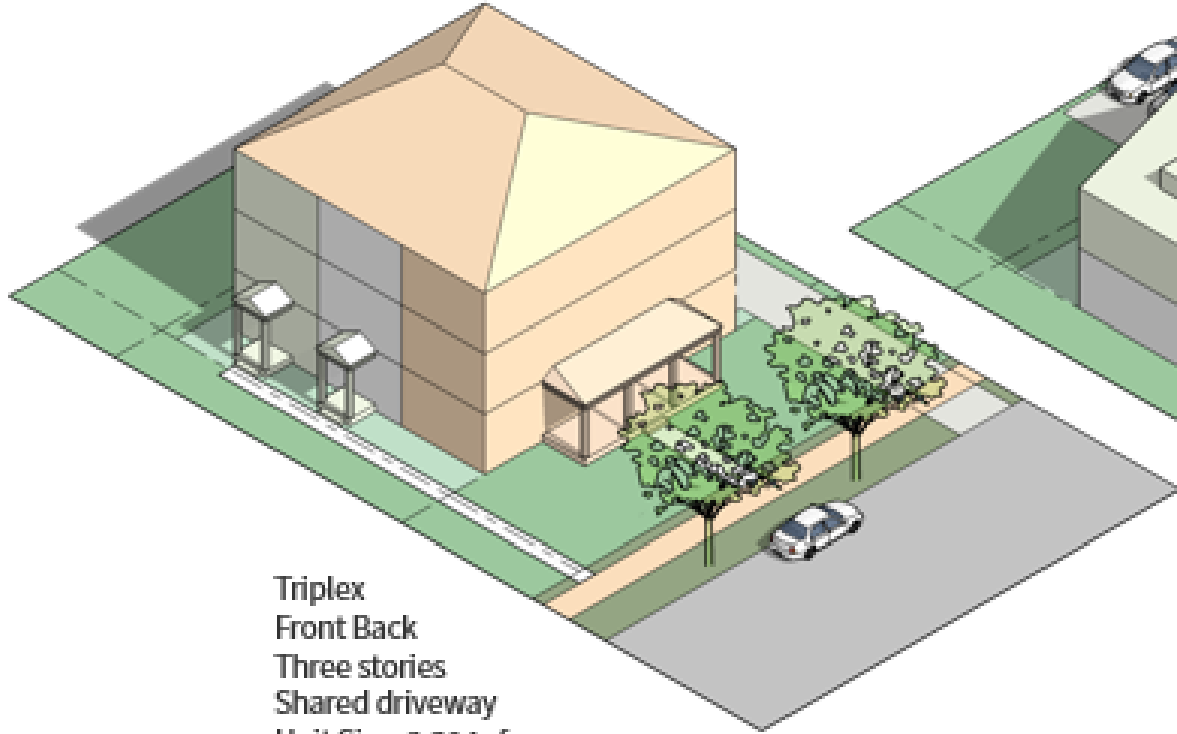
A Typical New Duplex
Unit Size: 4,000 sf for each unit



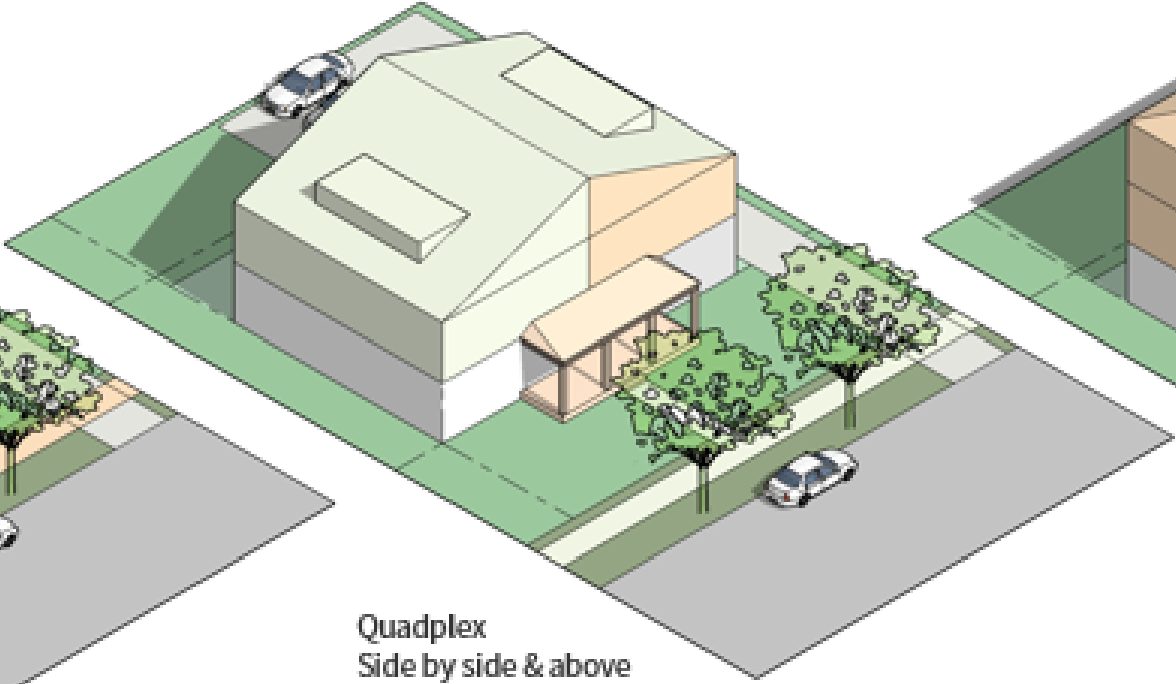
Triplex
Side by Side
Three stories
Shared driveway
Unit Size: 2,592 sf



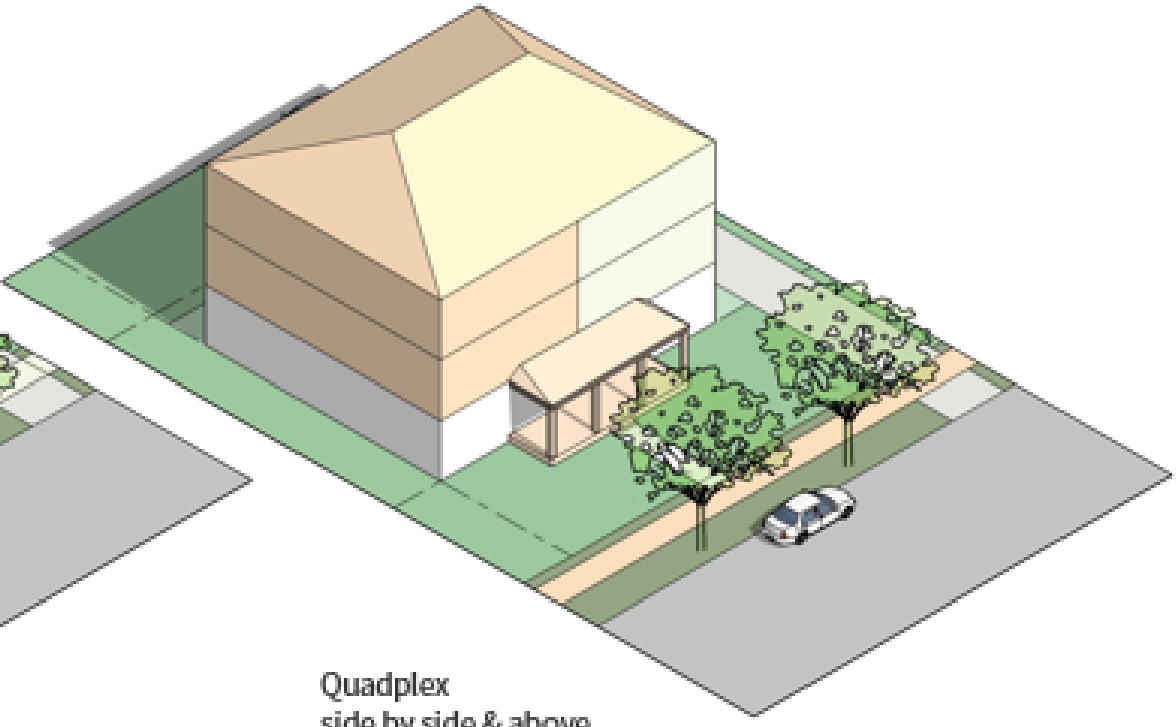
Triplex
Flat below/side by side above
Three stories
Shared driveway
Unit Size: 2,362 sf



Triplex
Front Back
Three stories
Shared driveway
Unit Size: 2,304 sf



Quadplex
Side by side & above
Two stories
Shared driveway
Unit Size: 1,120 sf / 1,570 sf



Quadplex
side by side & above
Three stories
Shared driveway
Unit Size: 1,120 sf / 2,240 sf

Triplex
Unit Size: 1,192 sf – 2,592 sf each

Quadplex
Unit Size: 1,200 sf – 2,304 sf each

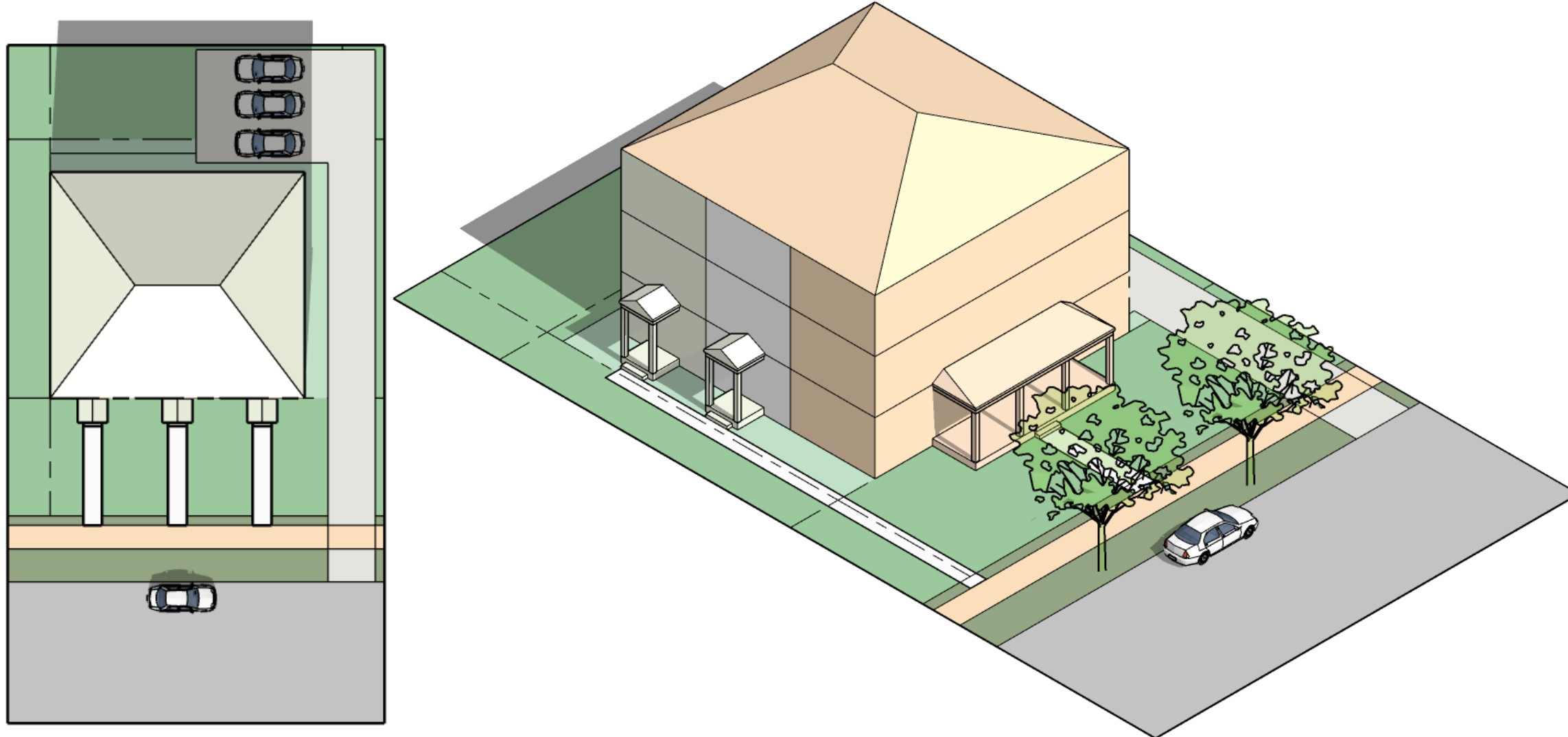
Note:
at least 1 parking space on site for each unit



R-40 AHS Triplex Prototype

Triplex Front back
Three Stories
Shared driveway

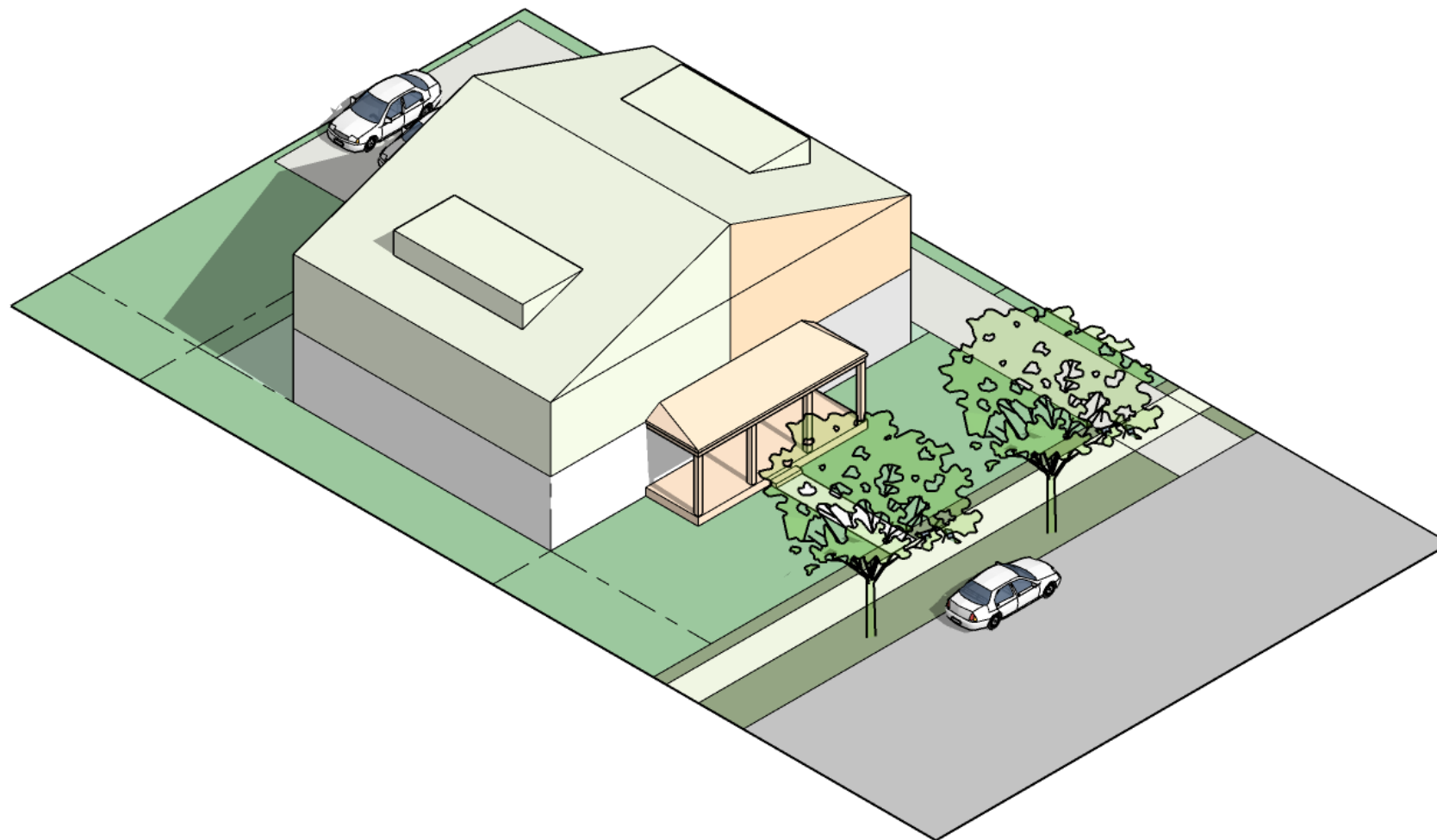
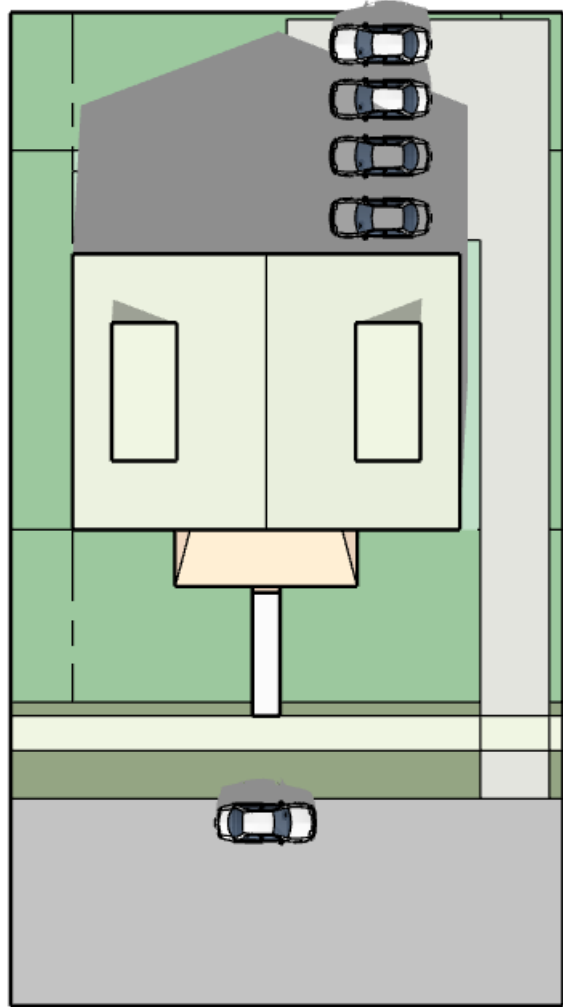
Lot area: 8,000 sf for two lots
Building Footprint: 2,304 sf
Lot Coverage: 28.8%
Unit Size: 2,304 sf each
Parking: 1 space per unit on site



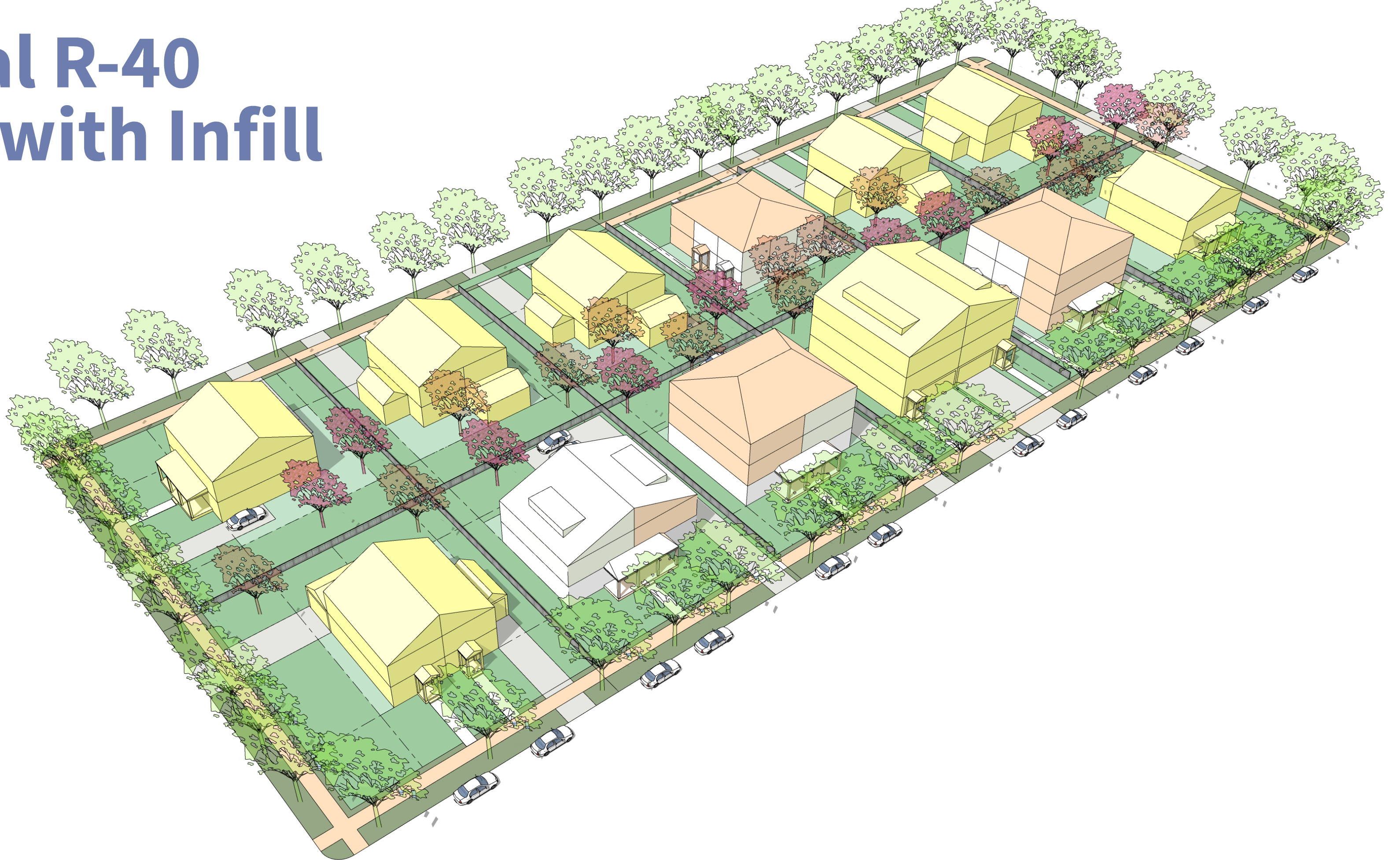
R-40 AHS Quadplex Prototype

Quadplex Side by side
Two Stories
Shared driveway

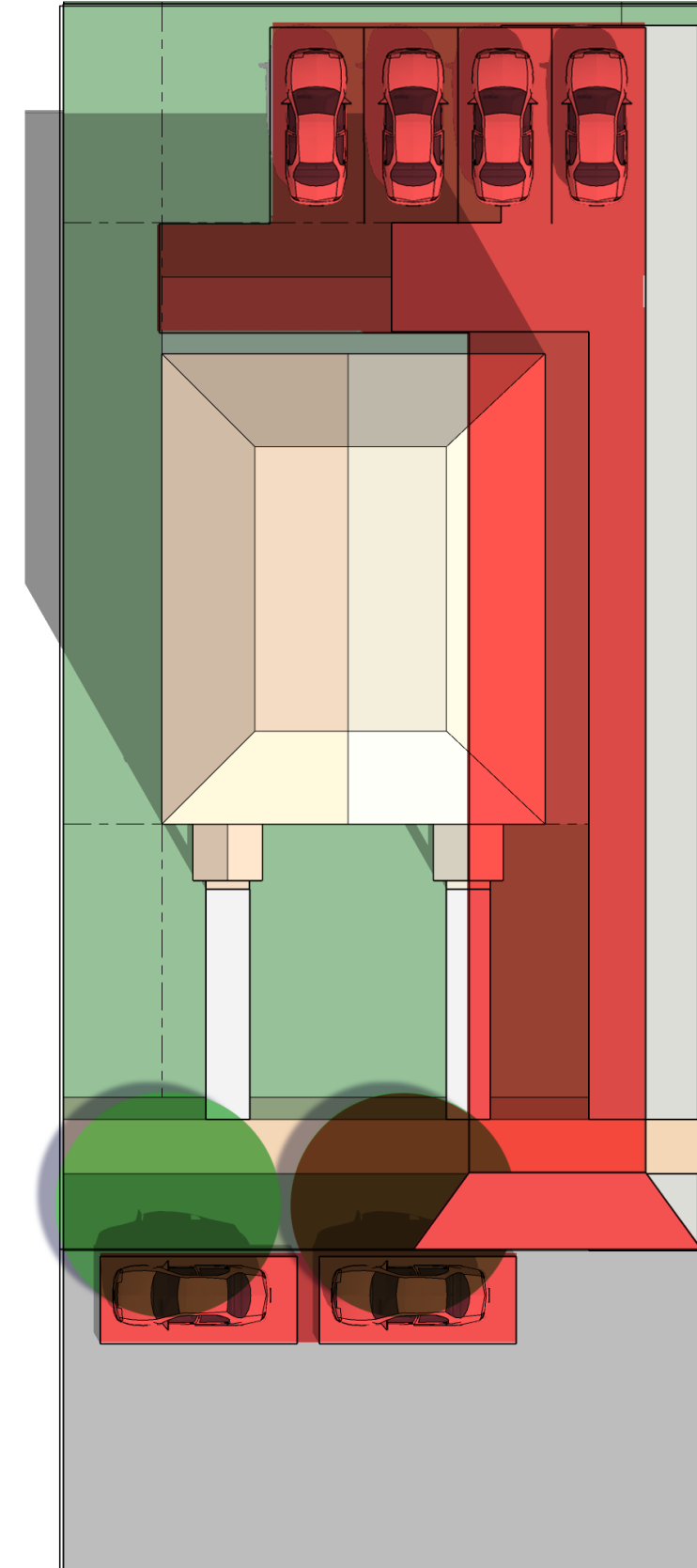
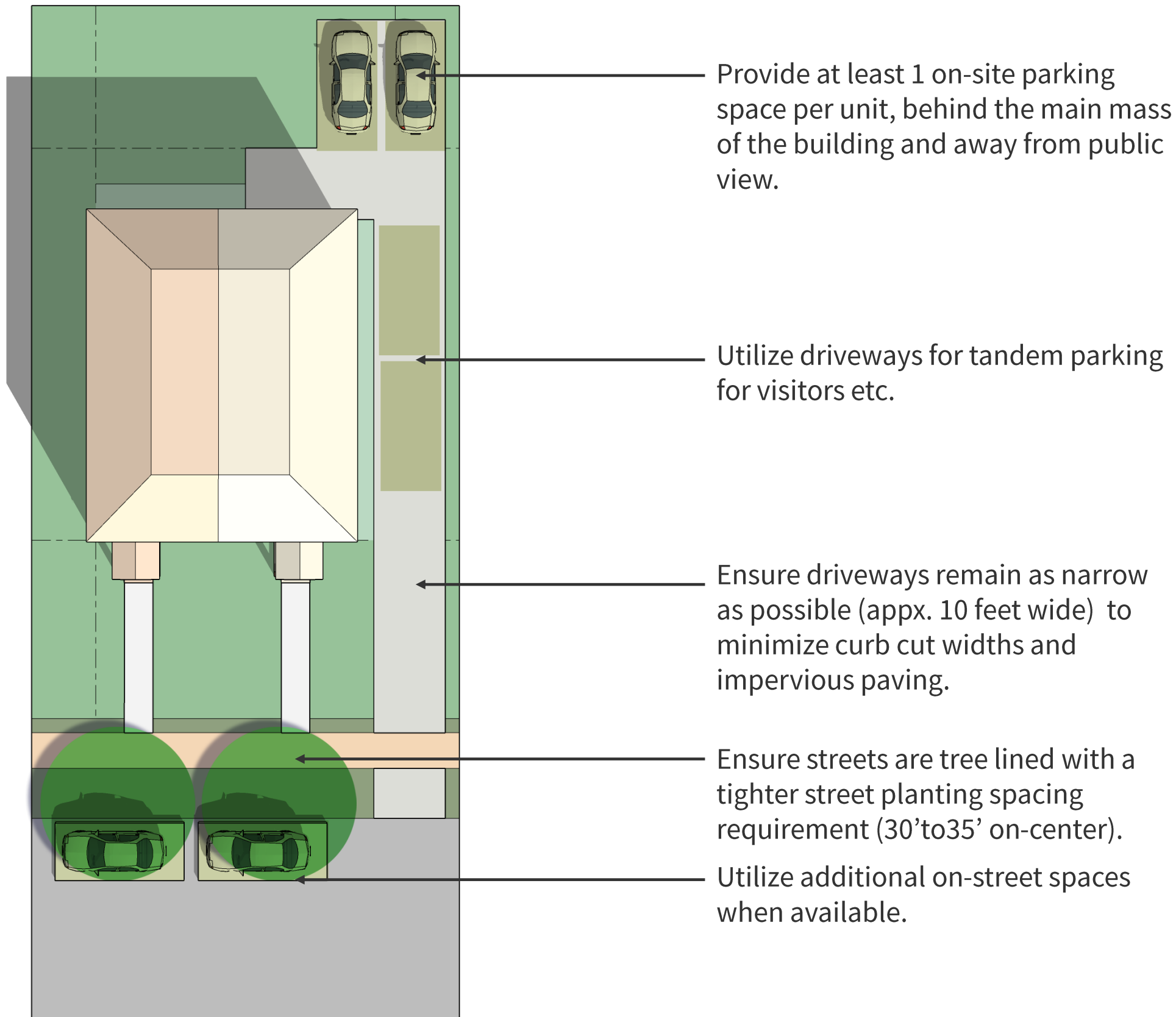
Lot area: 8,000 sf for two lots
Building Footprint: 2,240 sf
Lot Coverage: 28%
Unit Size: 1,120 sf / 1,570 sf
Parking: 1 space per unit on site



Typical R-40 Block with Infill



Parking Assumptions and Related Issues to Address



ISSUES BEYOND ZONING THAT NEED TO BE ADDRESSED:

- On-site parking requirements
- Driveway widths
- Curb return radii and design
- Tree spacing & sight distance standards
- Addressing and Emergency Access



Pattern Book Desired Outcomes

- Lay out a clear path for getting building permits
- One-stop resource for all requirements for building attainable housing within each zone
- Easy to use tool to review permit applications
- Facilitate production of housing that adds value to neighborhoods



Pattern Book Goals

AVOID



- Unsafe walking and rolling conditions due to unnecessary curb cuts.
- Excessive asphalt for parking and driveways, contributing to heat island effect and flooding.
- Unattractive buildings with complicated massing and expensive building details.
- Lack of porches, stoops, and front yards suitable for social interaction.

ENSURE

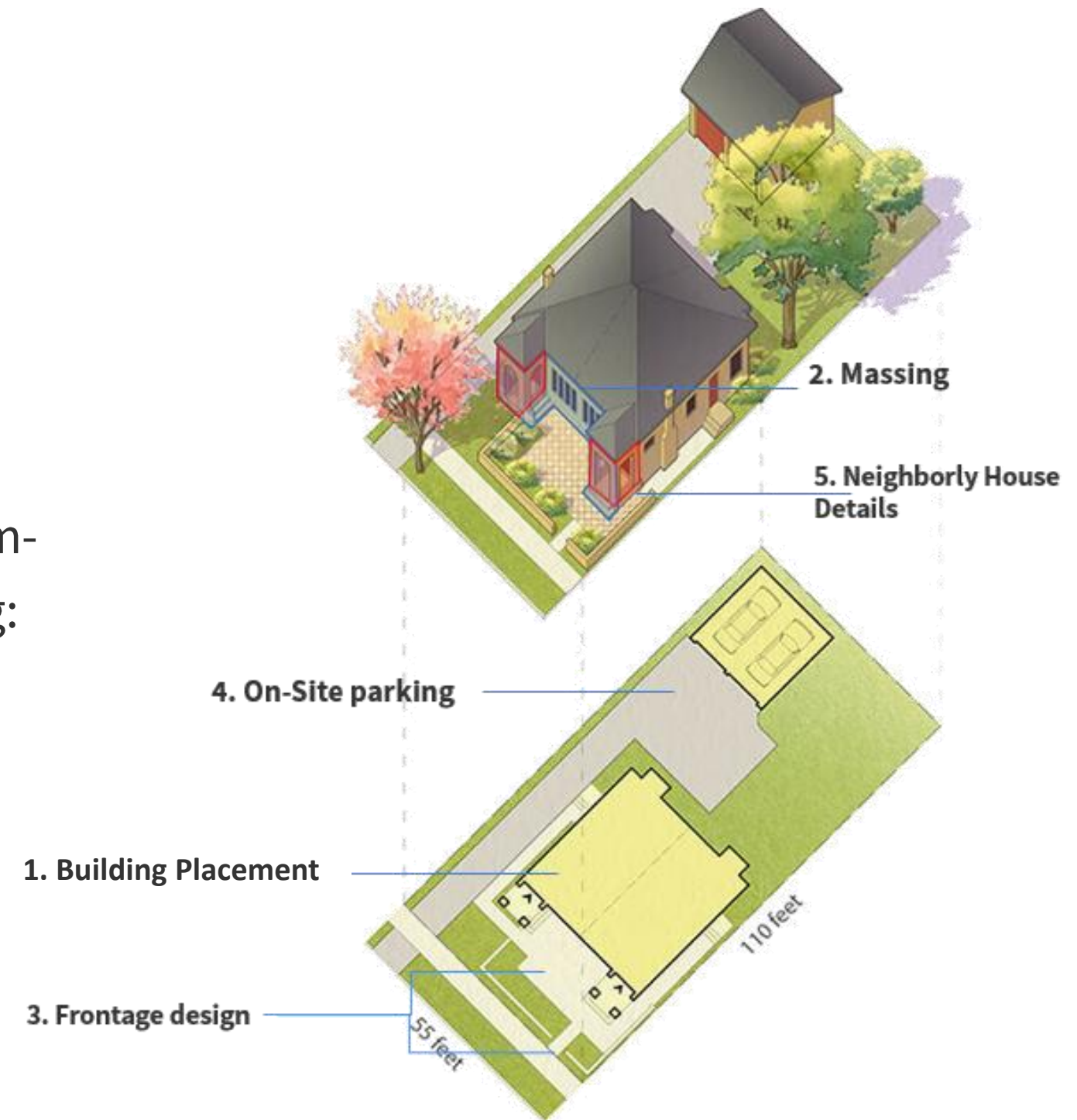


- Safe and attractive residential streets with trees, landscaping and sidewalks.
- Adequate parking that does not negatively impact safe walking, rolling, and transit access.
- Simple buildings that look good and are economical to build.
- Porches, stoops, and front yards that encourage social interaction in a Complete Community setting.



Pattern Book Elements

- The Pattern Book shall apply to the following types of new developments:
 - Duplexes in the R-40, R-60, R-90, and R-200 zones.
 - Triplexes in the R-40, R-60, and R-90 zones.
 - Quadplexes in the R-40, R-60, and R-90 zones within the Priority Housing Districts.
- The pattern book shall provide clear and objective guidance for five form-based standards for the development of house-scale attainable housing:
 - Building Placement
 - Massing
 - Frontage Design
 - On-Site Parking Layout
 - Neighborly House Details



Pattern Book

Recommendations:

- Require new construction or major reconstruction of small-scale attainable housing types to conform to elements of a pattern book.
 - New construction is defined as a new structure, the demolition and reconstruction of more than 50% the floor area of an existing structure, or the addition of more than 50% the floor area of a structure.
- Coordinate with DPS on the creation and implementation of a pattern book.



Standards - Buildings

The standard method of development standards table would need to be modified to add columns for Duplex and Multiplex building types.

	Detached House 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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Recommendation: Add standards columns for Duplex and Multiplex building types.



Standards – Building Site and Lot

The focus of the residential detached zones needs to shift away from lot based requirements, and instead focus on building sites.

- Duplex and Multiplex buildings may be on one, or over multiple lots.
- Width at front building line, and setbacks should be based on the building placement in relation to the ‘building site’ which would be the lot(s) associated with any one building.
- Lot standards would remain for lot width at front lot line, and requirements of frontage.



Building Site vs Lot

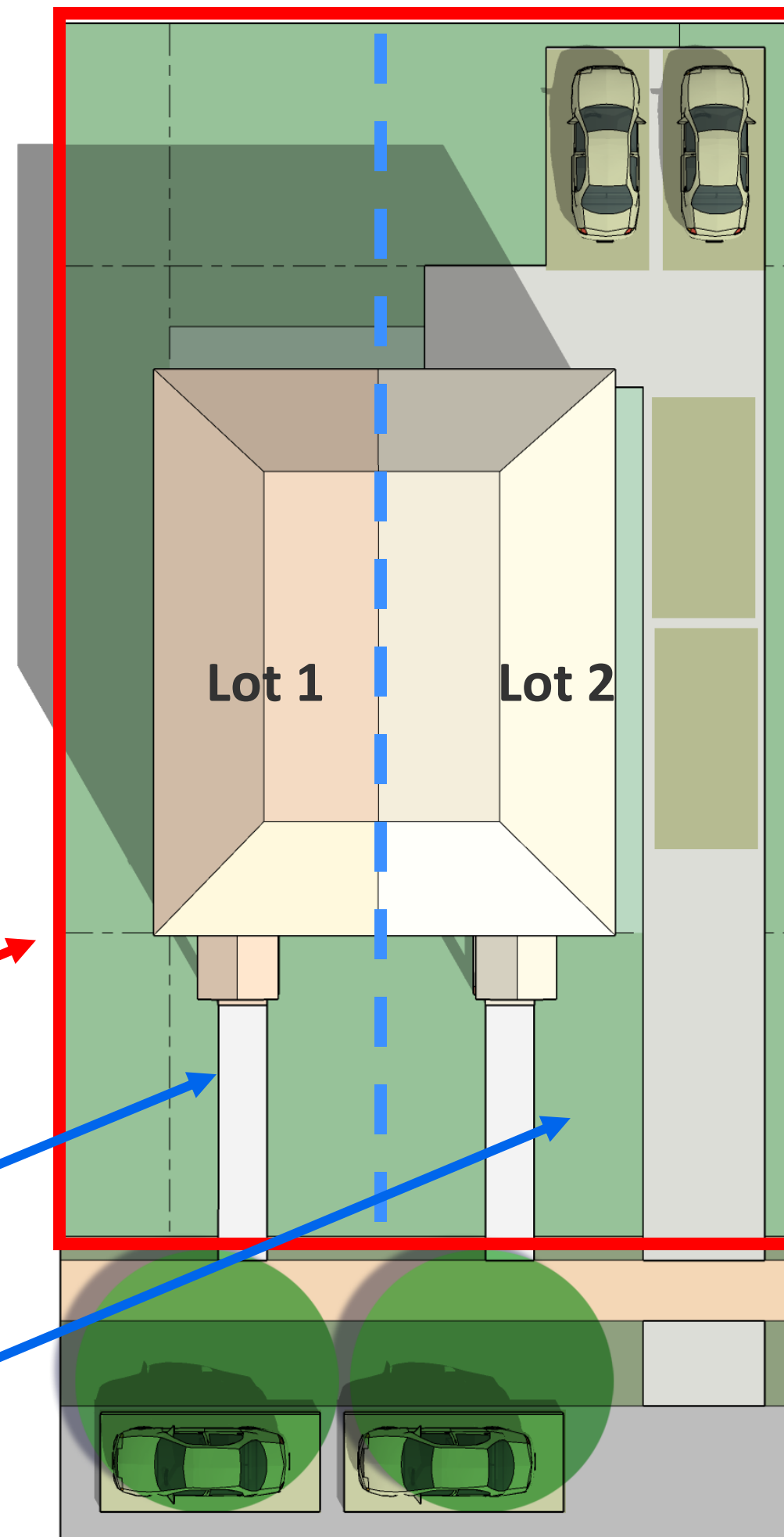
Current standard (R-60) is for one 6,000SF Lot.

Proposed standard (R-60) is for one 6,000SF Building Site, that may contain one or more smaller Lots.

6,000SF Building Site

2,500SF Lot 1

3,500SF Lot 2



Building Site vs Lot

Current standard (R-60) is for one 6,000SF Lot.

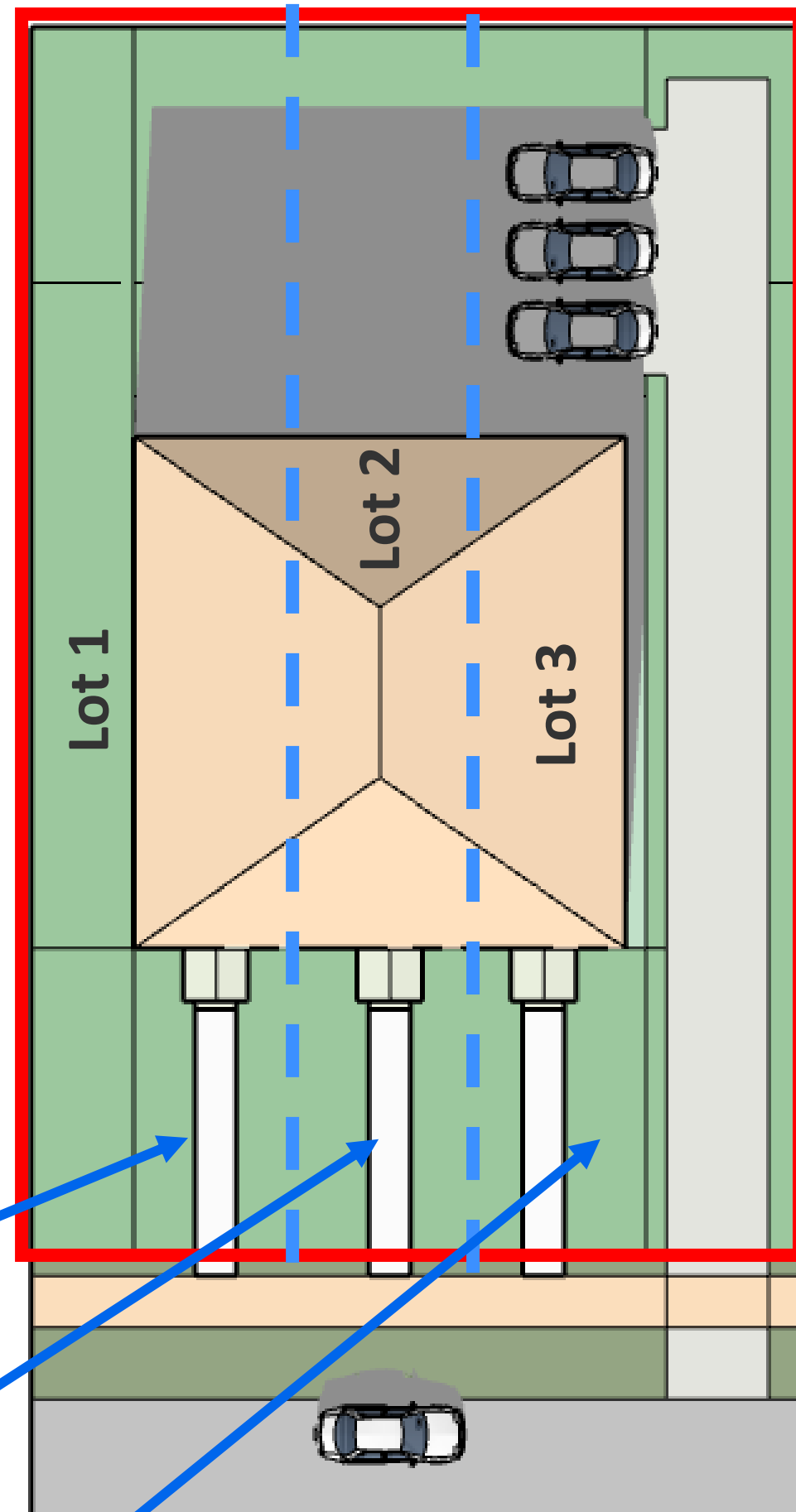
Proposed standard (R-60) is for one 6,000SF Building Site, that may contain one or more smaller Lots.

6,000SF Building Site

2,000SF Lot 1

1,700SF Lot 2

2,300SF Lot 3



Standards – Building Site and Lot

Planning Staff no longer recommend a maximum site area.

- Intent was to discourage lot consolidation, or excessive speculative buying of properties in the interior of neighborhoods.
 - Data analysis from 2021 suggests the actual market for small scale types is relatively small.
 - House-scale standards would remain in place (height, coverage, setbacks).
 - Would unduly restrict new subdivisions from implementing attainable housing types.



Standards – Building Site and Lot

	Detached House 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>
1. Lot and Density <u>Building Site and Lot Site</u>			
<u>Building Site Area (Min)</u>			
<u>Site Area (Max)</u>			
<u>Building Site width at front building line</u>			
Lot (min)			
<u>Lot area per unit</u>			
<u>Lot width at front building line</u>			
Lot width at front lot line			
Frontage on street or open space			

Recommendations:

- Rename section 1 Building Site and Lot.
- Shift lot area to Building Site Area, Lot width at front building line to Building Site width at front building line.
- Eliminate the Site Area maximum.



Standards – Density and Coverage

The Draft AHS report recommends removing the density standard.

- Impractical to quantify density as units per acre when including optional duplexes or multiplexes.
- Maintaining Building Site Area minimums, and development standards acts as a proxy density based on buildings per acre.

Planning Staff recommends removing lot coverage and relying on Building Site coverage.

- Similar context as Building Site to measure minimum area, and width at building lines.
- Draft AHS report supported retaining lot for detached house, but Planning Staff suggests simplifying the recommendation to fully use Building Site.

Recommendations:

- Remove the density standard
- Shift the coverage standards from Lot to Building Site



Specification for Building Site and Lot

Specifications in the standards table serve as footnotes that may modify some of the above requirements. The draft AHS report proposed two, but Planning Staff recommends modifying one and deleting the other.

- Support the policy guidance to ensure existing platted properties that do not meet the minimum Building Site area are exempt from that requirement and removing references to minimum lot area.
- No longer need the specification expressing minimum lot area as an average, with the recommended deletion of minimum lot area.

Recommendations:

- Support the policy guidance protecting existing platted undersized lots.
- Remove the specification for lot area average.



Standards – Placement, Height, Form, Agriculture

The Draft AHS report recommends retaining the remaining development standards from the Placement, Height, Form, and Agriculture sections of the development standards tables.

- Planning Staff recommend ensuring any standards under placement (setbacks) that reference a lot, reference a lot or a Building Site for clarity and consistency with other sections of the standards tables.
- These standards (along with coverage) are the critical standards for maintaining ‘house scale’ duplex and multiplex development.
- Planning Staff believe, as demonstrated earlier, these standards are not major impediments in implementing small scale housing and contribute to neighborhood character.

Recommendations:

- Retain the standards for Placement, Height, Form, and Agriculture.
- Ensure any placement standard related to lot, include “or a Building Site”.



Parking

Minimum parking requirements are an impediment for fully realizing small scale attainable housing.

- Requiring 2 on-site spaces per dwelling is space consuming
- Concerns over adequate street parking is a primary concern raised by the community



Parking

AHS recommends parking reductions, based on location and availability of street parking.

- Generally greater parking reductions closer to transit (inside PHD) and where street parking is available.

Zone	No Street Parking, outside PHD	Yes Street Parking, Outside PHD	No Street Parking, Inside PHD	Yes Street Parking, Inside PHD
R-200	0	50	n/a	n/a
R-90	0	50	50	75
R-60	0	50	50	75
R-40	0	50	50	75

Recommendations:

- Reduce parking 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.
- Reduce parking by 75% in the R-40, R-60, and R-90 zones inside the PHD where on street parking is available.



Regulatory Process

New Minor Subdivision for dividing up one existing record lot into two - four lots for standard method, fee-simple development.

- Should be limited to single existing lots to minimize issues during the replatting.
- No 'limit' on how many separate minor subdivisions any individual or group could submit.
- Not suitable for adjusting the boundaries of existing lot lines.
- Similar to Ownership Plats but designed for non site planned residential projects.



Regulatory Process

New Administrative Subdivision

- New Administrative Subdivision for the creation of lots for up to 19 dwellings containing duplex or multiplex buildings under standard method or AHOM development.
 - At 20 or more dwellings, MPDUs and recreational guidelines are required.
 - Administrative Subdivisions are intended for smaller, simple projects that are less likely to be delayed with cross-agency coordination.



Regulatory Process

New Administrative Site Plan

- Modify the existing site plan requirements under Section 59-7.3.4. to allow the Planning Director to approve a site plan when site plans are required and develop 19 or fewer dwellings.
 - At 20 or more dwellings, MPDUs and recreational guidelines are required.
 - Intended to align with the new Administrative Subdivision.
 - Recommend Administrative Site Plans for a 90, rather than 120-day review period.



Correspondence Received

- Over 70 pieces of written and verbal correspondence have been received since the initiative restarted.
- Attached to the staff report is a matrix of comments received, tagged with an issue category.
- Most comments were general in nature or were focused on small scale attainable housing.
- At this time, Planning Staff is not recommending any additional changes to the recommendations unless discussed here today but would welcome any feedback from the Board.
- Many of the ‘general’ issues will be discussed next work session.



Next Steps

Tentative Attainable Housing Strategies Schedule (2024)	
April 11, 2024	Planning Board Work Session #7 – medium scale
April 25, 2024	Planning Board Work Session #8 – small scale
May 9 16, 2024	Planning Board Work Session #9 – large scale and other policies
May 23 <u>30</u>, 2024	Planning Board Work Session #10 – wrap-up
June 6 <u>13</u>, 2024	Planning Board Work Session #11 – wrap-up
Summer 2024	Planning, Housing, and Parks Briefing and work sessions
Fall 2024	ZTA(s) to implement AHS

