



Montgomery Planning Countywide Planning and Policy

05/30/2024

Agenda Item # 09

Attainable Housing Strategies

Work Session #10 Follow-Up

Agenda

Staff is bringing back before the Planning Board an assortment of topics which the Board has requested additional information on, or that Planning Staff reconsider their recommendations on, including:

- Redefining large scale housing to align with a corridor focused planning approach
- Zoning – existing zones or a new zone
- Adding multiplex buildings to other zones
- Highlighting other codes and policies that may need to be adjusted to implement attainable housing
- Catalyst policies to consider to assist in housing creation
- Other topics Planning Staff have heard from the community that should be discussed in the report



Work Session #9 Summary

The Board agreed to the following in work session #9:

- Modify the definition of Large Scale to buildings of '4 or more stories'.
- Endorse the current master plan process for short term implementation of Large Scale, but pursue a strategic corridor plan to prioritize and expedite corridor planning.
- Consider new form based zones for corridors.
- Allow multiplex buildings in any existing optional methods of development and in any zone where townhouses are allowed as standard method development.
- Add to the report a brief description of issues Planning Staff believe may need to be addressed by Council regarding attainable housing.
- Expand catalyst policies to apply to medium scale developments, and flag potential equity concerns with the policies.
- Highlight the role of HOAs and municipalities in further restricting zoning.
- Add sections explaining how APF will work.
- Recommend provisions in Chapters 50 and 59 that would exempt small scale attainable housing from following any density or building type limiting conditions from Preliminary and Site Plans.
- Add research to the report on Neighborhood and Income Change.
- Update the report with the most recent engagement activities.



AHOM

- The AHOM provides an optional method of development that supports the creation of a variety of dwelling unit types, including stacked flats, small townhouses and small apartment building.
- AHOM allows flexibility in lot layout and variety in residential building types. Density is increased above the underlying zoning on a sliding scale that incentivizes the creation of price attainable housing options.
- The Board was supportive of the AHOM generally but requested Planning Staff reconsider a few elements.



AHOM

Geography of AHOM

Planning Staff was asked to consider expanding geography of the AHOM.

- Current recommendation is land adjacent to a corridor, or properties recommended for AHOM or a floating zone in a master plan in the R-90 or R-60 zones.
- Staff examined six alternatives
 - 250 ft from a Growth Corridor
 - 500 ft from a Growth Corridor
 - 750 ft from a Growth Corridor
 - ¼ mile (1,320 ft) from a Growth Corridor
 - Current PHD geography (500 ft from a Growth corridor and 1 mile from a Red Line, Purple Line, or MARC station)
 - ¼ mile from a Growth Corridor plus 1 mile from a Red Line, Purple Line, or MARC station



AHOM

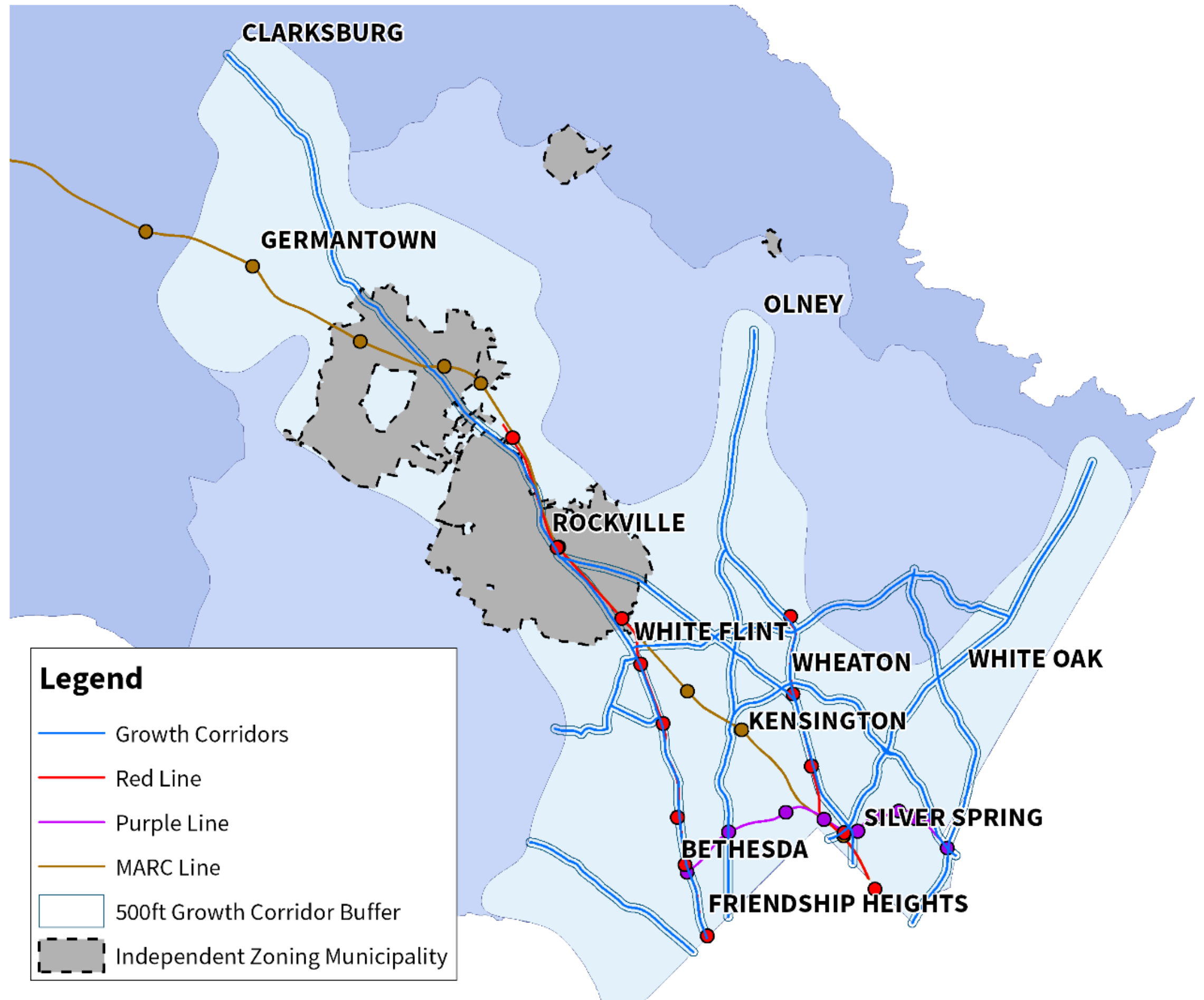
Single Family Detached Parcels (R-90 and R-60)

	R-60		R-90		R-60 & R-90	
	Number of Parcels	% of Total Parcels	Number of Parcels	% of Total Parcels	Number of Parcels	% of Total Parcels
All SFD Parcels	58,827	100%	31,581	100%	90,408	100%
Abutting SFD Parcels	1,814	3%	611	2%	2,425	3%
250 ft from Growth Corridor	3,076	5%	815	3%	3,891	4%
500 ft from Growth Corridor	7,525	13%	2,101	7%	9,626	11%
750 ft from Growth Corridor	12,563	21%	3,470	11%	16,033	18%
1/4-mile from Growth Corridor	23,140	39%	6,745	21%	29,885	33%
Current Priority Housing District 500 ft from Growth Corridor (plus 1-mile buffer from Metro, Purple Line, MARC)	38,401	65%	8,332	26%	46,733	52%
1/4-mile from Growth Corridor (plus 1-mile buffer from Metro, Purple Line, MARC)	43,762	74%	11,626	37%	55,388	61%



AHOM

Planning Staff recommend expanding the AHOM slightly, to include properties up to 500 feet from a Growth Corridor, or a property identified by a master plan for AHOM development or a residential floating zone, in the R-90 and R-60 zones (adds ~7,200 parcels, a 300% increase)



AHOM

Minimum Usable Area

Planning Staff's initial recommendation was to have a minimum usable area for AHOM of 2 times the size of a minimum detached lot in the underlying zone.

- Board expressed concern this could limit AHOM potential due to difficulties in consolidating lots.
- Staff still believe there are merits to lot consolidation, but also understand the desire to facilitate opportunities for housing production.



AHOM

Minimum Usable Area

Planning Staff considered two options:

- Modify small scale recommendations to allow small apartments on lots abutting a corridor
- Remove the minimum area requirements for AHOM

Planning Staff Recommend remove the Minimum Usable Area as it creates fewer challenges in the code.



AHOM

Density

Planning Staff presented density for AHOM developments as ~2 times the current density of the underlying zones

- 10 units/acre R-90
- 13 units/acre R-60
- Density bonus of 2% increase for every 1% decrease in average unit size

The Board was concerned this density was low given the desired unit types.



AHOM

Density

Planning Staff reviewed additional precedent developments and continue to find 9-15 units/acre is the density developments in Montgomery County achieve with attached dwelling types.

- Density is expressed as a gross tract area (credit for previously or presently dedicated right-of-way and open spaces).
- Net density for projects is higher in the 18-20 units/acre range.

Planning Staff Recommend retaining the base density of 10/13 units per acre, retain the density bonus, and clarify density is of the gross tract.



Priority Housing District

- The PHD is an area recommended for more intensive small scale AHS recommendations, including allowing quadplexes and further reductions in parking.
- The PHD was a concept the Board supported but requested additional consideration on the following elements.



Priority Housing District

Geography

The PHD applies to small scale development and allows for quadplexes, and the steepest parking reductions.

- Current recommended PHD is 500 feet from a Growth Corridor, and 1 mile from a Red Line, Purple Line, or MARC station.
- Applies only to the R-90 and R-60 zones.
- The Board requested Staff consider the impacts of expanding the geography including a larger corridor buffer and adding the R-200 zone.



Priority Housing District

- Planning Staff looked at the current PHD with 500-foot buffers, plus a version with ¼ mile (1,320) foot buffers, both including and excluding the R-200 Zone.

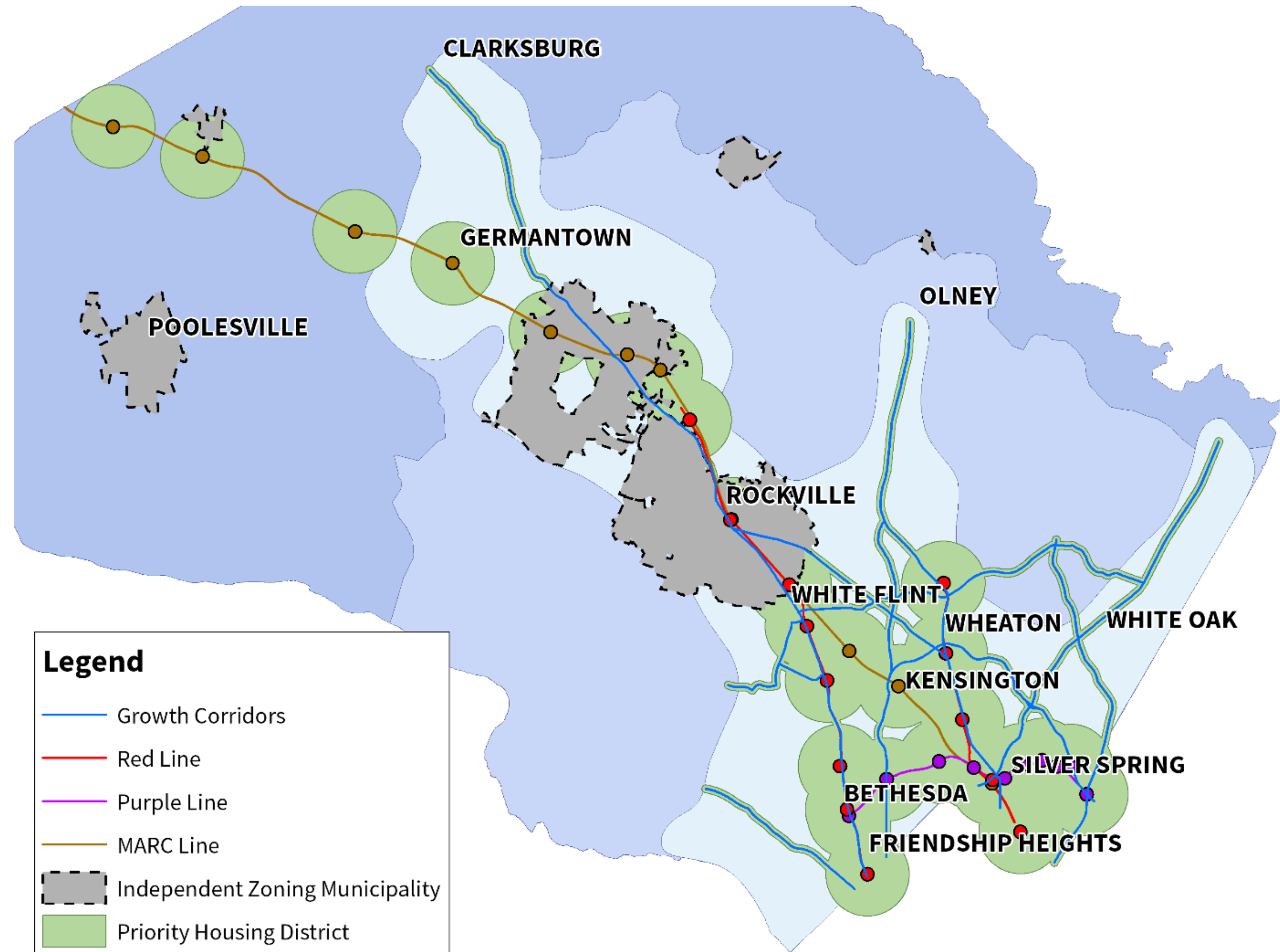
	R-60		R-90		R-200		All Zones	
	Number of Parcels	% of Total Parcels	Number of Parcels	% of Total Parcels	Number of Parcels	% of Total Parcels	Number of Parcels	% of Total Parcels
All SFD Parcels	58,827	100%	31,581	100%	44,830*	100%	135,604	100%
Current Priority Housing District: 500 ft from Growth Corridor plus 1-mile buffer from Metro, Purple Line, MARC	38,401	65%	8,332	26%	2,345*	5%	49,350	36%
1/4-mile from Growth Corridor plus 1-mile buffer from Metro, Purple Line, MARC	43,762	74%	11,626	37%	4,468*	10%	60,129	44%
Additional Parcels at 1/4 mile	5,361		3,294		2,123*		10,779	

* R-200 Zone was not in the original recommendations for the Priority Housing District



PHD

Planning Staff recommend keeping the PHD with 500-foot buffers from the Growth Corridors (consistent now with the new recommended AHOM buffer) but does recommend adding the R-200 zone (+2,345 parcels).



Small Scale

Lot vs Building Site Frontage Requirements

Chapter 50 Subdivision Code requires all lots to have frontage unless meeting certain Planning Board findings.

- Must find there is no other feasible way to subdivide due to topography, the environment, or the location of the tract.
- No more than two lots.
- Must not share driveways.
- Building restriction lines to create larger setbacks.

Question was asked if an exception could be made if the Building Site for duplexes and multiplexes has frontage.



Small Scale

Lot Vs Building Site Frontage Requirements

- Limit these exemptions to small scale attainable housing.
- Modify Chapter 50 to allow the Planning Director through an Admin. Sub, or the Planning Board through a Minor Sub to approve lots without frontage
 - If for standard method development for a duplex or multiplex.
 - Building site has frontage.
 - Plats reflect ingress/egress and utility easements in a way to ensure every lot has access to a road.
- Modify Chapter 59 development standards tables to specify lots may occur without frontage with the same criteria as in Chapter 50 above.

Planning Staff Recommend allowing lots without frontage for standard method duplex or multiplex buildings as discussed above.



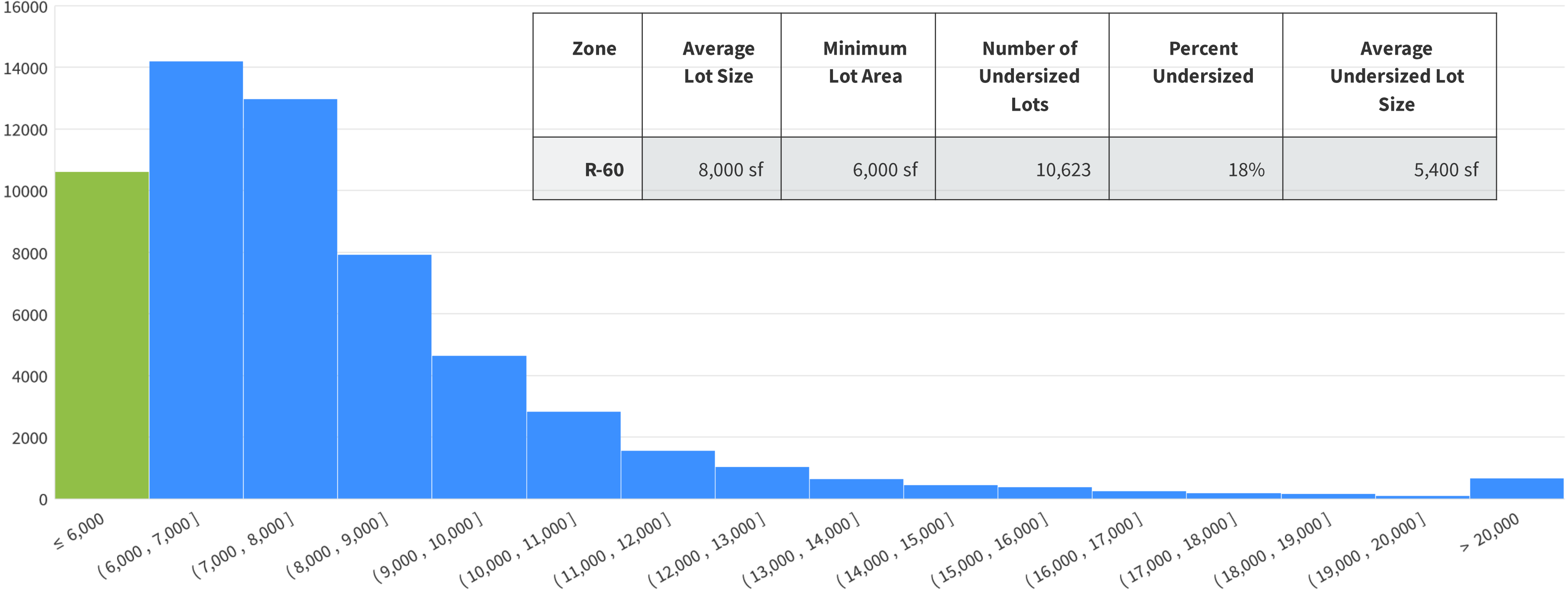
Undersized Lots

- The Planning Board asked Planning Staff to determine how many sub-standard (undersized) lots exist in the Residential Detached Zones, and in particular, the R-60 zone where the lot sizes are generally the smallest.
- The Board was concerned that keeping the existing development standards for setbacks and lot coverage may preclude a substantial number of properties from developing small scale attainable housing if the lot sizes are too small.



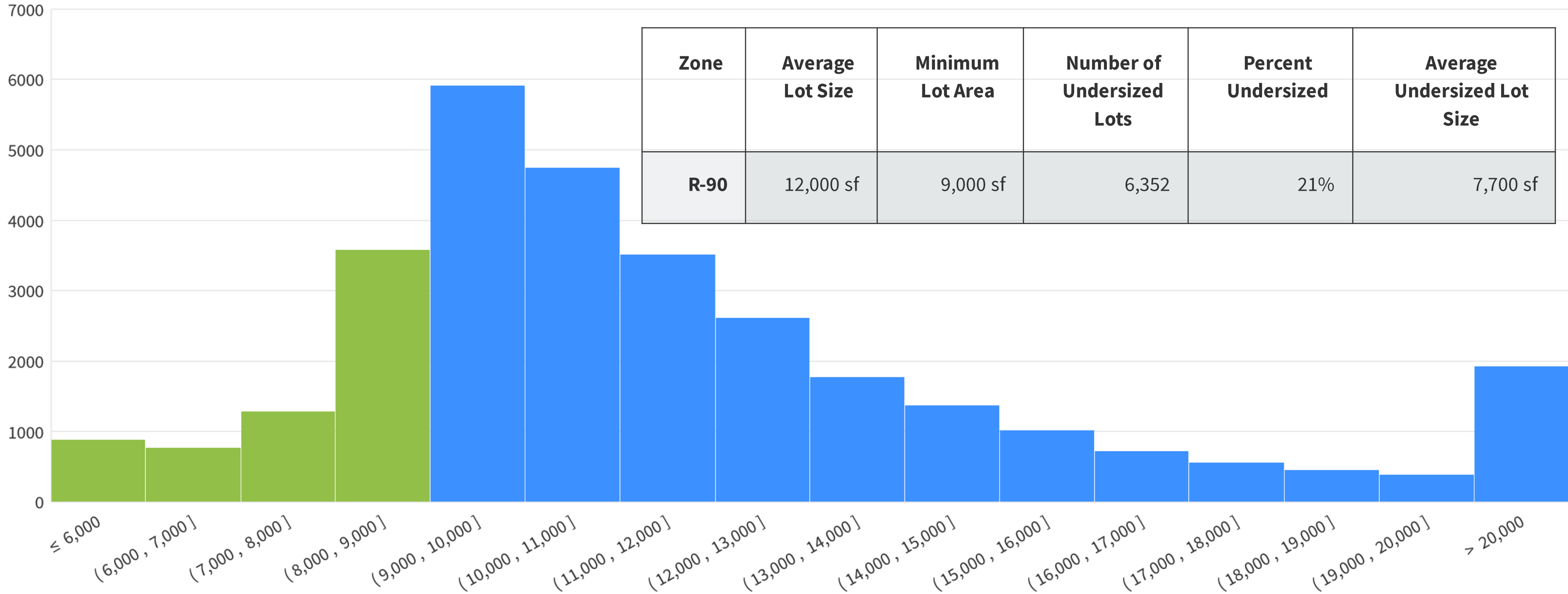
Average Lot Size

R-60 Single-Family Detached Lot Area Distribution



Average Lot Size

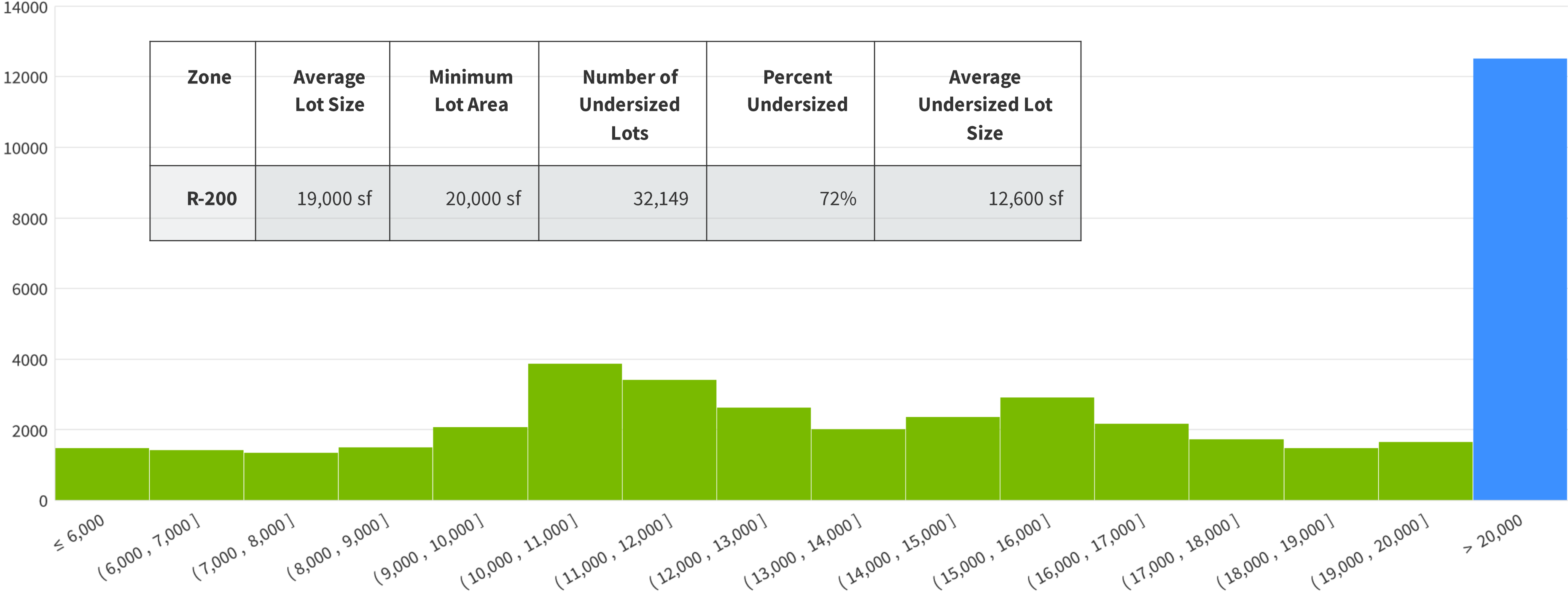
R-90 Single-Family Detached Lot Area Distribution



Average Lot Size

R-200 Single-Family Detached Lot Area Distribution

Zone	Average Lot Size	Minimum Lot Area	Number of Undersized Lots	Percent Undersized	Average Undersized Lot Size
R-200	19,000 sf	20,000 sf	32,149	72%	12,600 sf



Undersized lot study: A 5,000 sf lot in R-60 Zone

Duplex
Stacked
Two stories
Shared driveway

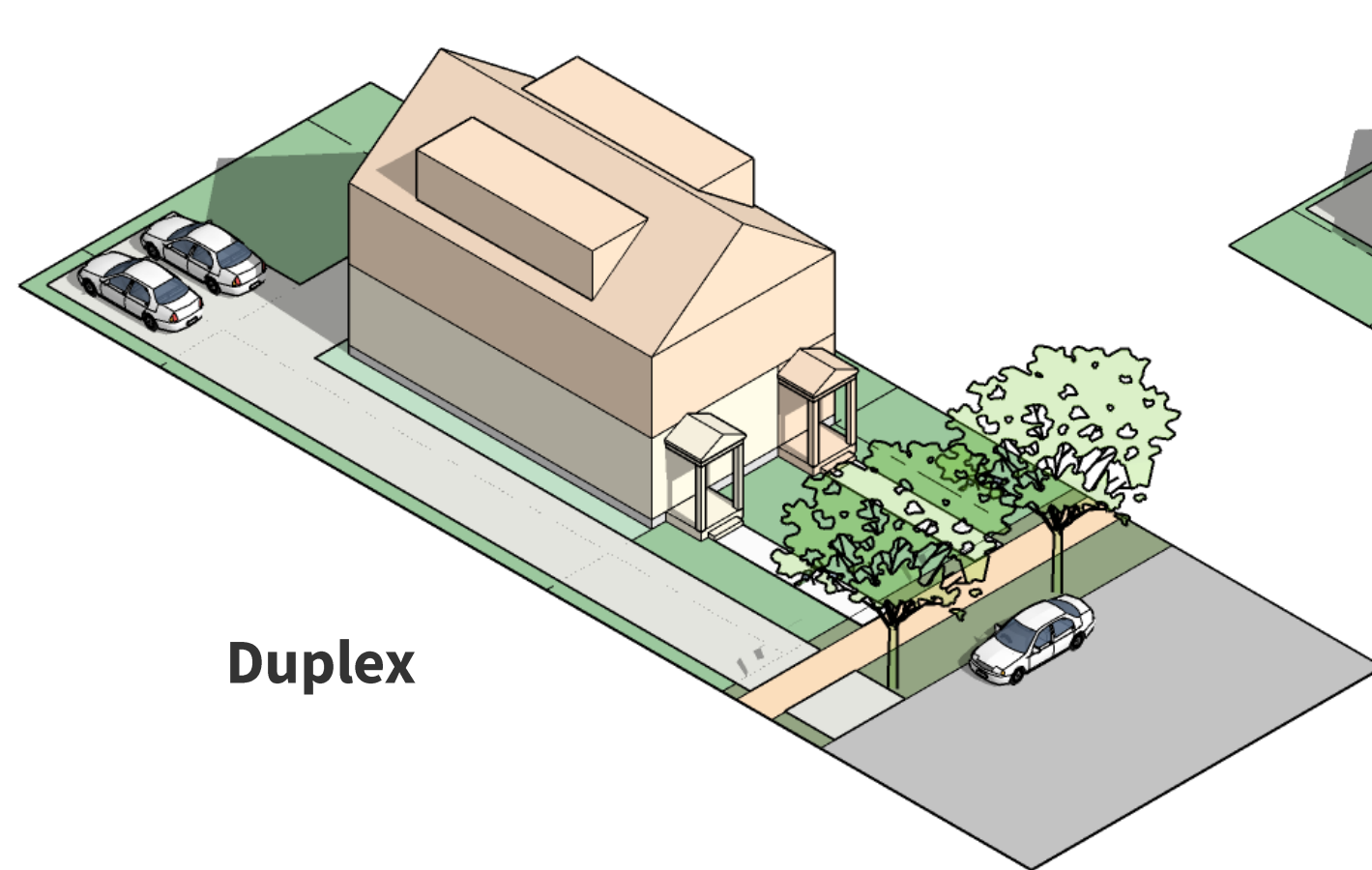
Lot Size: 5,000 sf
Building Footprint: 1,118 sf
Lot Coverage: 34%
Unit Size: 1,100 sf each
Parking: 1 space per unit on site

Triplex
Side by side
Two stories
Shared driveway

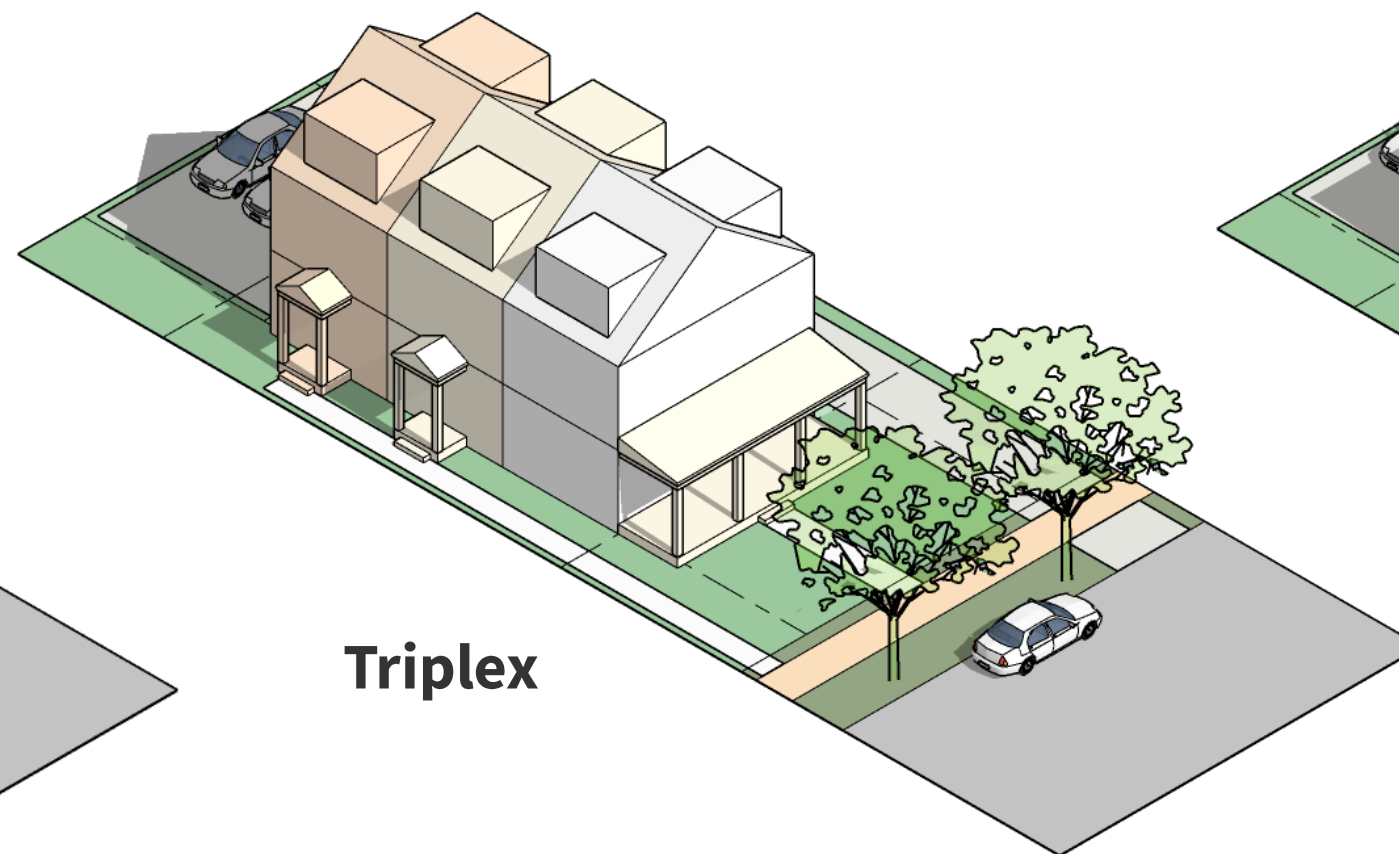
Lot Size: 5,000 sf
Building Footprint: 1,296 sf
Lot Coverage: 35%
Unit Size: 1,100 sf each
Parking: 1 space per unit on site

Quadplex
Side by side
Three stories
Shared driveway

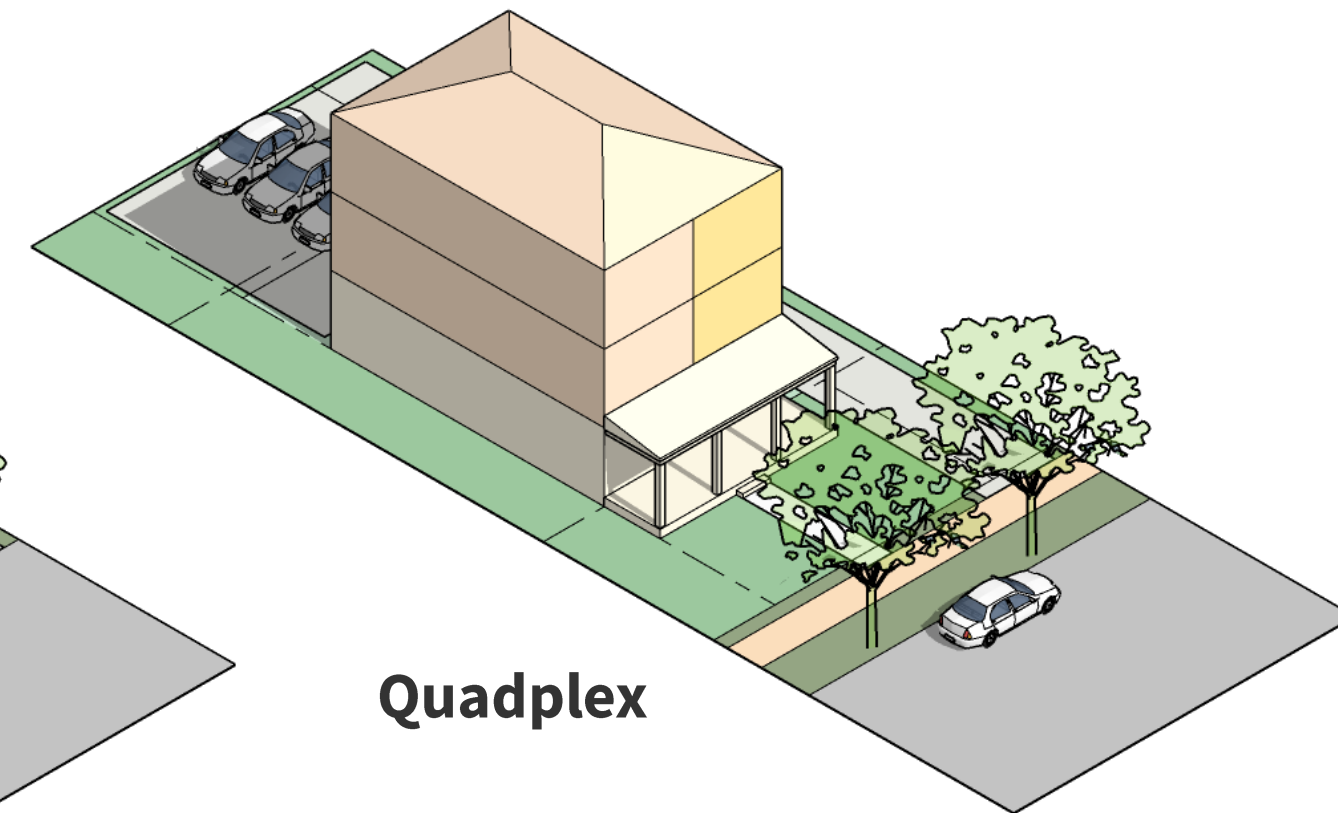
Lot Size: 5,000 sf
Building Footprint: 1,040 sf
Lot Coverage: 34 %
Unit Size: 500 sf- 1,000 sf each
Parking: 1 space per unit on site



Duplex



Triplex



Quadplex



Undersized Lots

- Planning Staff originally recommended adding a provision to the data table letting substandard lots participate in AHS if they are otherwise legally eligible for a residential detached building permit, but otherwise maintain the existing development standards for height, setback, and coverage.
- **Planning Staff Recommend** retaining the original recommendations above.



Pattern Book

- The Board has been broadly supportive of a pattern book but raised concerns about the timing of such a document and whether it would delay implementation of small scale attainable housing.
- As the recommendations stand, it would not be possible to implement the small scale attainable housing recommendations without an approved and adopted Pattern Book.
- The Board asked Planning Staff to roughly scope out a timeline and list of needed resources to complete a project.



Pattern Book

- **Option A (in-house):** Option A would require significant in-house staff support, especially from the designers in the Director's Office, to meet both the expectations of the pattern book and the need to complete outreach with the community. Staff expects a need for consultant funding for appx. \$50,000 for graphics support and technical review.
- **Option B (consultant):** Using outside consultant help would require a Planning Staff project manager but would require fewer Planning Staff ultimately. However, it comes at a potentially higher cost of \$150,000-\$200,000.



Pattern Book

Potential Pattern Book Schedule	
Complete draft pattern book	3-4 months
Interagency coordination	2-3 months
Public Input	2-3 months
Refinements	2 months
Planning Board review and approval	2 months



Local Map Amendments

Planning Staff was asked if there was a way to achieve larger scale development without having to undertake a master plan amendment.

- Master Plans are required to implement a Sectional Map Amendment.
- Local Map Amendments (LMA) may be applied to individual properties.
 - Series of necessary findings to approve a LMA
 - Series of applicability criteria to meet for the floating zone
 - Limit to how much increase in density can be requested



Local Map Amendments

Staff have identified the most likely impediments to using LMAs:

- Applicability criteria for requesting a floating zone
 - Meeting prerequisites around transit, infrastructure, community facilities, or environmental protection.
- Increase in density that may be requested if starting with a residential detached zone.
 - Density in units/acre of residential floating zone is equal to or less than AHOM recommendations
 - FAR in CR floating zones require using commercial to reach full density



Local Map Amendments

Planning Staff Recommend:

- Adding applicability requirements for floating zones that incentivize providing attainable, or affordable housing.
- Allow higher maximum requestable density for residential floating zones if the site is adjacent to a Growth Corridor.
- Increase the allowed residential FAR in exchange for not providing commercial in the CR floating zones.
- Once corridor zones are established, ensure a floating zone option exists.



Parking

Planning Staff was asked if any additional credits could be provided to reduce any remaining off-street parking requirements for small scale attainable housing.

- Off-site parking agreements
- Credits for on-street spaces

Allowed reduction in minimum required parking

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



Parking

Off-site parking agreements

- Code allows for off-site agreements if the site is within ¼ mile and is either deed restricted or subject to a joint use agreement.

Credits for on-street spaces

- Commercial uses can claim credit for street parking, if the parking was created by the development.
- Staff's parking recommendations already took into account the presence of on-street parking.

Planning Staff Recommends

- Maintain current proposed parking.
- Allow residential uses to also take credit for created on-street parking if none existed before the development.



AHS Check-In

- During previous work sessions with the Planning Board, the Board expressed a desire to have AHS ‘check-ins’ every 3-5 years to assess the impacts of the changes.
- The ultimate elements of the ‘check-ins’ will be decided when the final scope of AHS is decided upon the adoption of a ZTA by the County Council.
- Planning Staff believes adding language to the report that generally supports the idea of check-in reports to the Planning Board and County Council every four years would be beneficial.



Next Steps

Attainable Housing Strategies Schedule (2024)	
June 13, 2024	Planning Board Work Session #11 – Transmittal to the Council
June 24, 2024	Planning, Housing, and Parks Briefing
July	PHP Work Sessions
Fall 2024	Possible ZTA(s) introduction

