



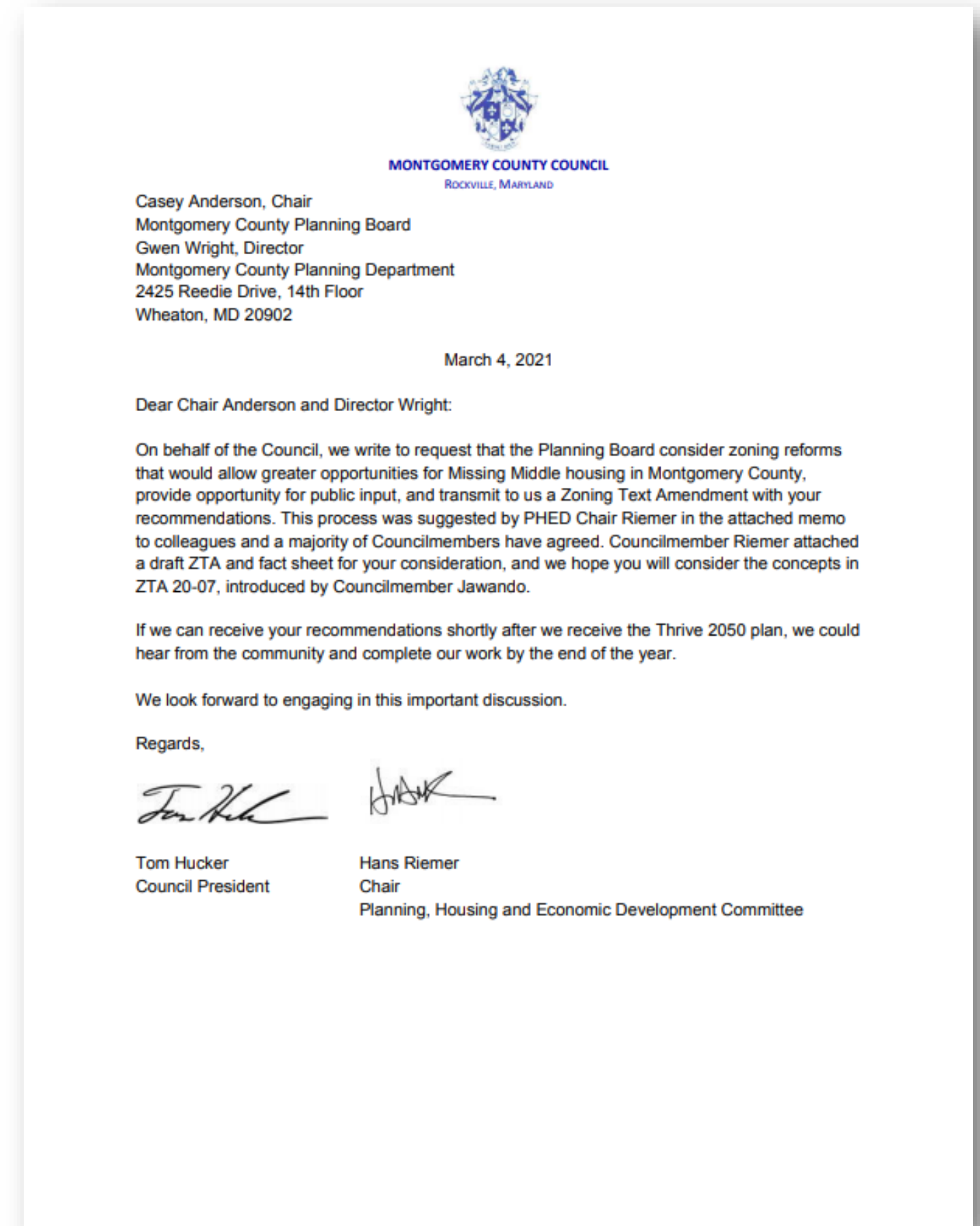
Montgomery Planning

Attainable Housing Strategies

Listening Session

Attainable Housing Strategies

- Prior [County Council request](#) for the Planning Board to consider and recommend “zoning reforms that would allow greater opportunities for Missing Middle housing in Montgomery County.”
- Attainable Housing Strategies is the resulting effort, through which the prior Planning Board **prepared recommendations to allow the development of more diverse types of housing**, including [Missing Middle Housing](#), in Montgomery County.



Attainable Housing Strategies Goals

01

Increase opportunities to **meet the county's diverse housing supply needs** and obligations, as well as the county's economic development objectives.

02

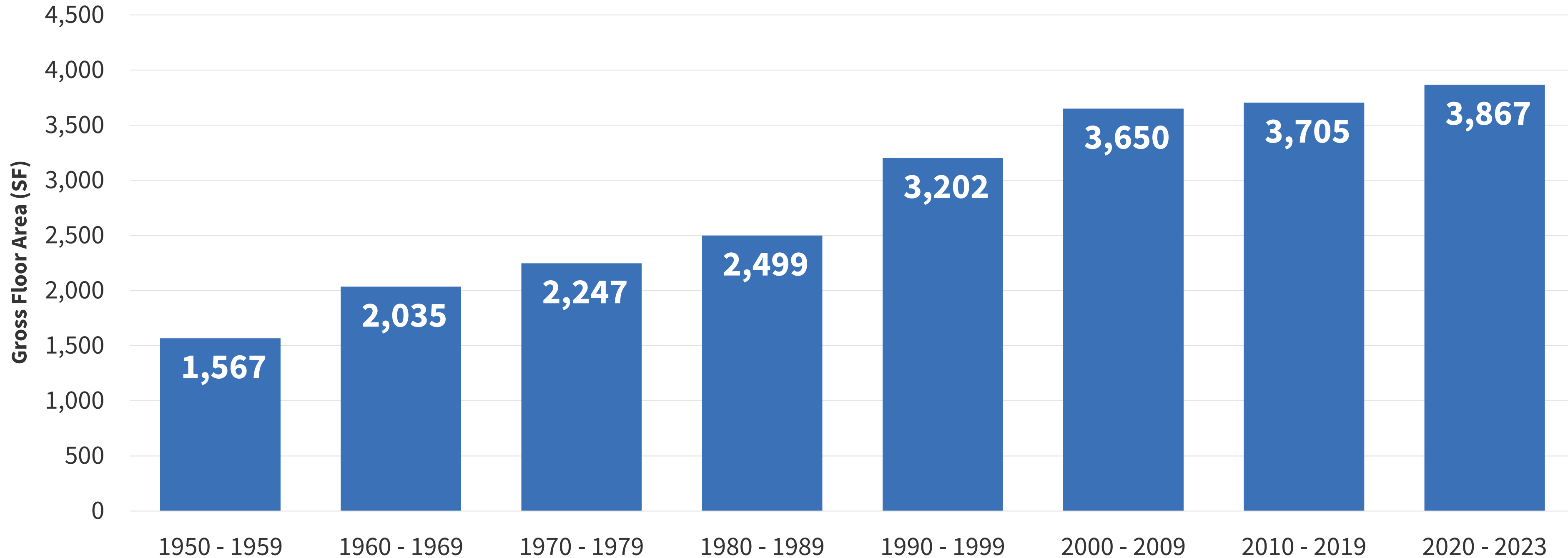
Unravel the exclusionary aspects of the county's single-family residential zones to diversify the county's communities by diversifying the county's housing stock.

03

Create **more opportunities for homeownership** for more households in more parts of the county.

New single-family housing units are getting larger

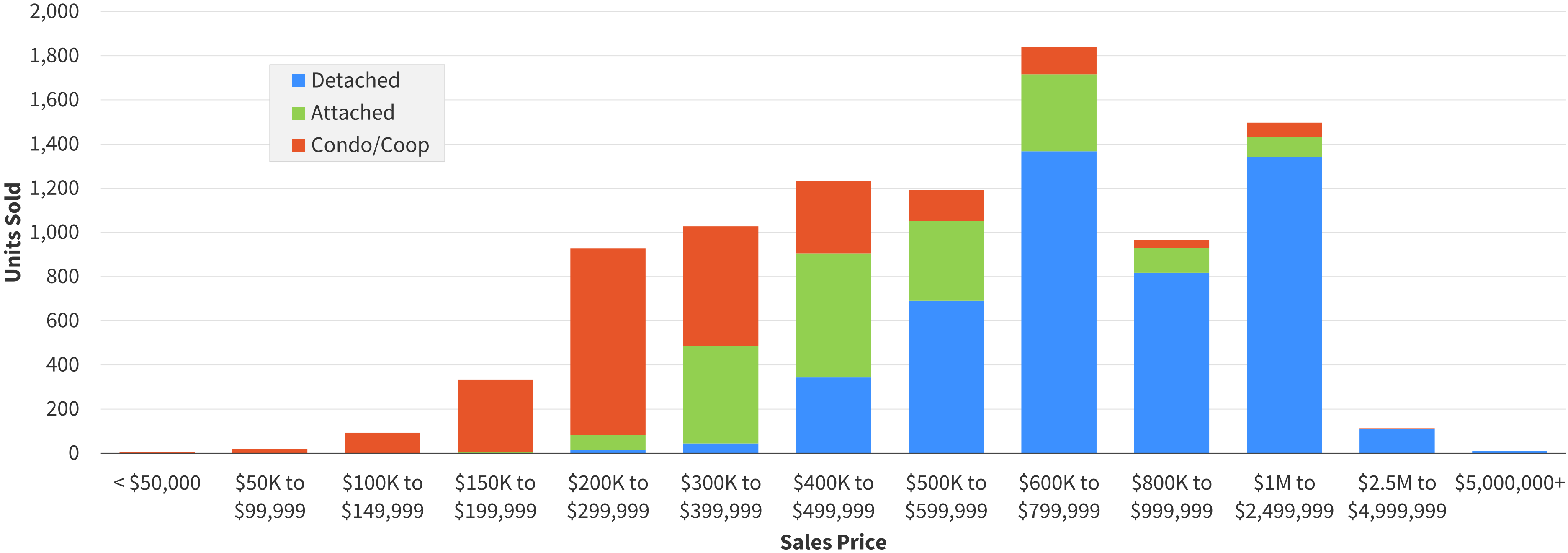
Single Family Detached Housing Units Average Gross Floor Area by Decade Built



Source: SDAT

In 2023, the average detached home in Montgomery County sold for \$970,000 compared to \$440,000 for attached structures

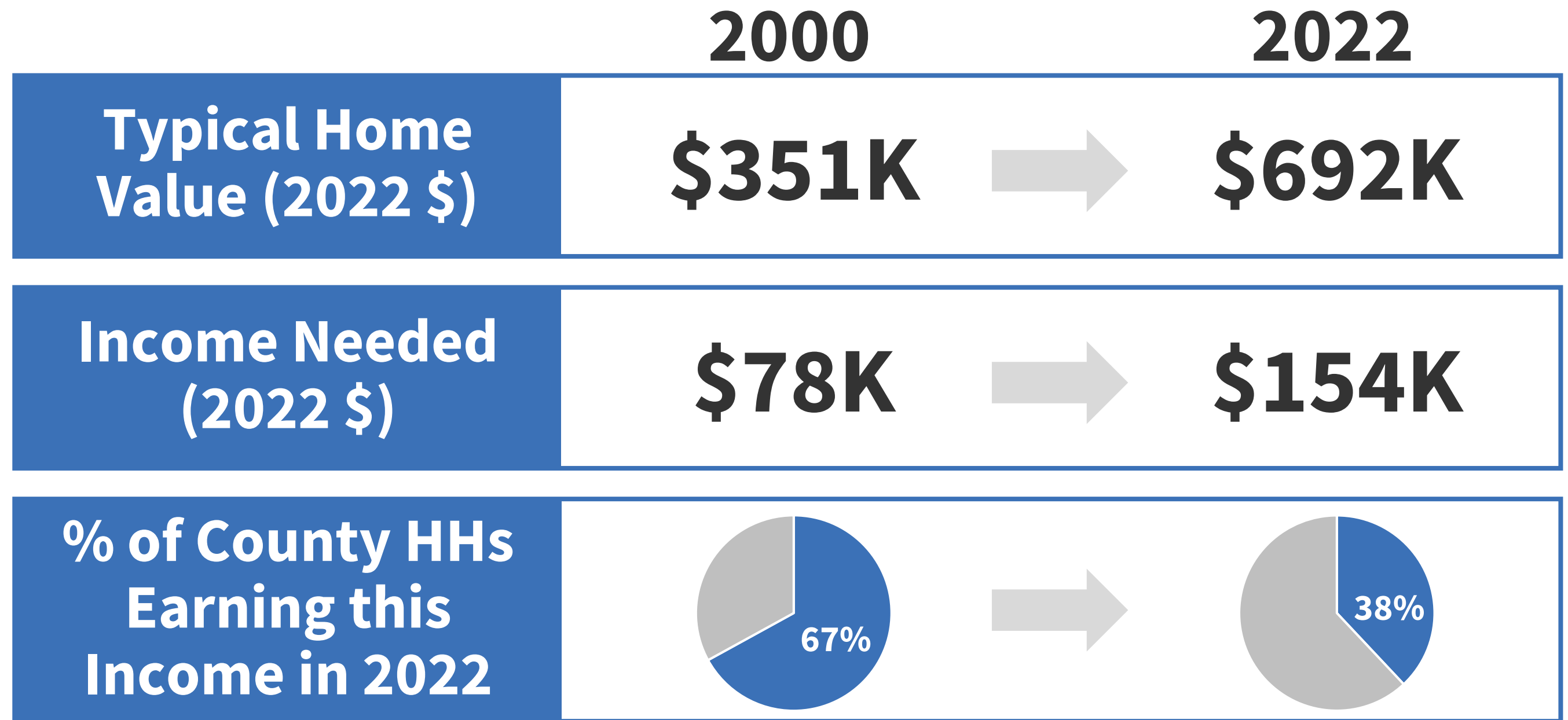
Units Sold by Sales Price Range and Unit Type (2023)



Source: Bright MLS

Our neighborhoods have become less attainable and more exclusive

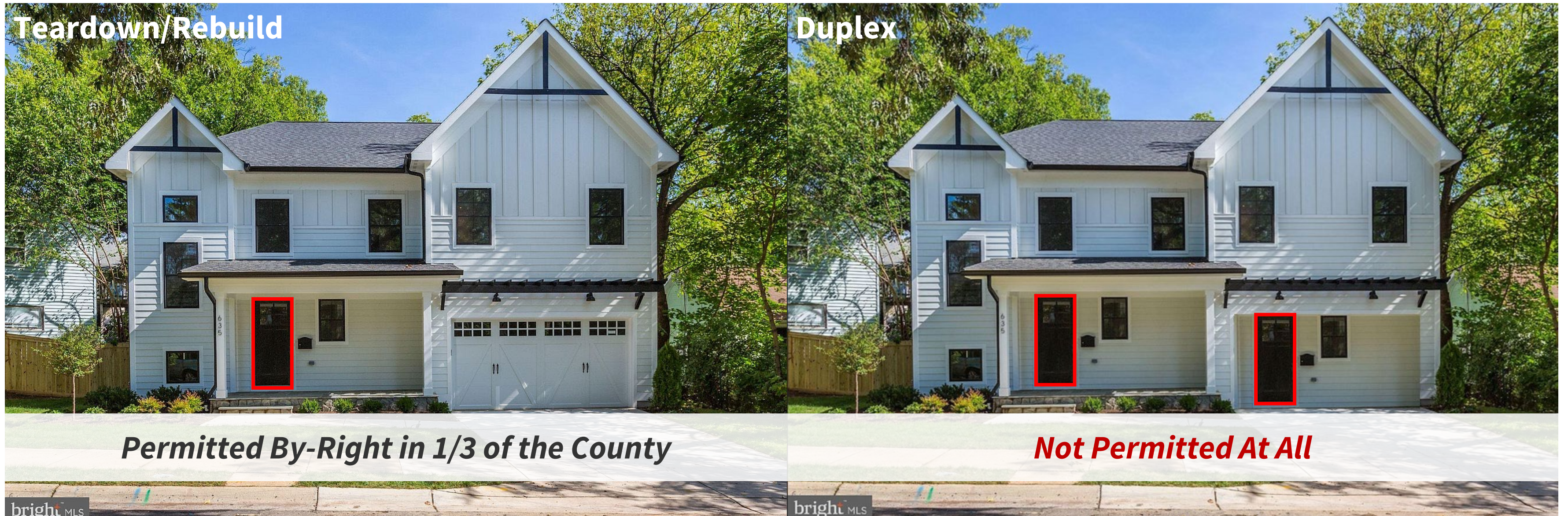
**20910
Silver Spring**



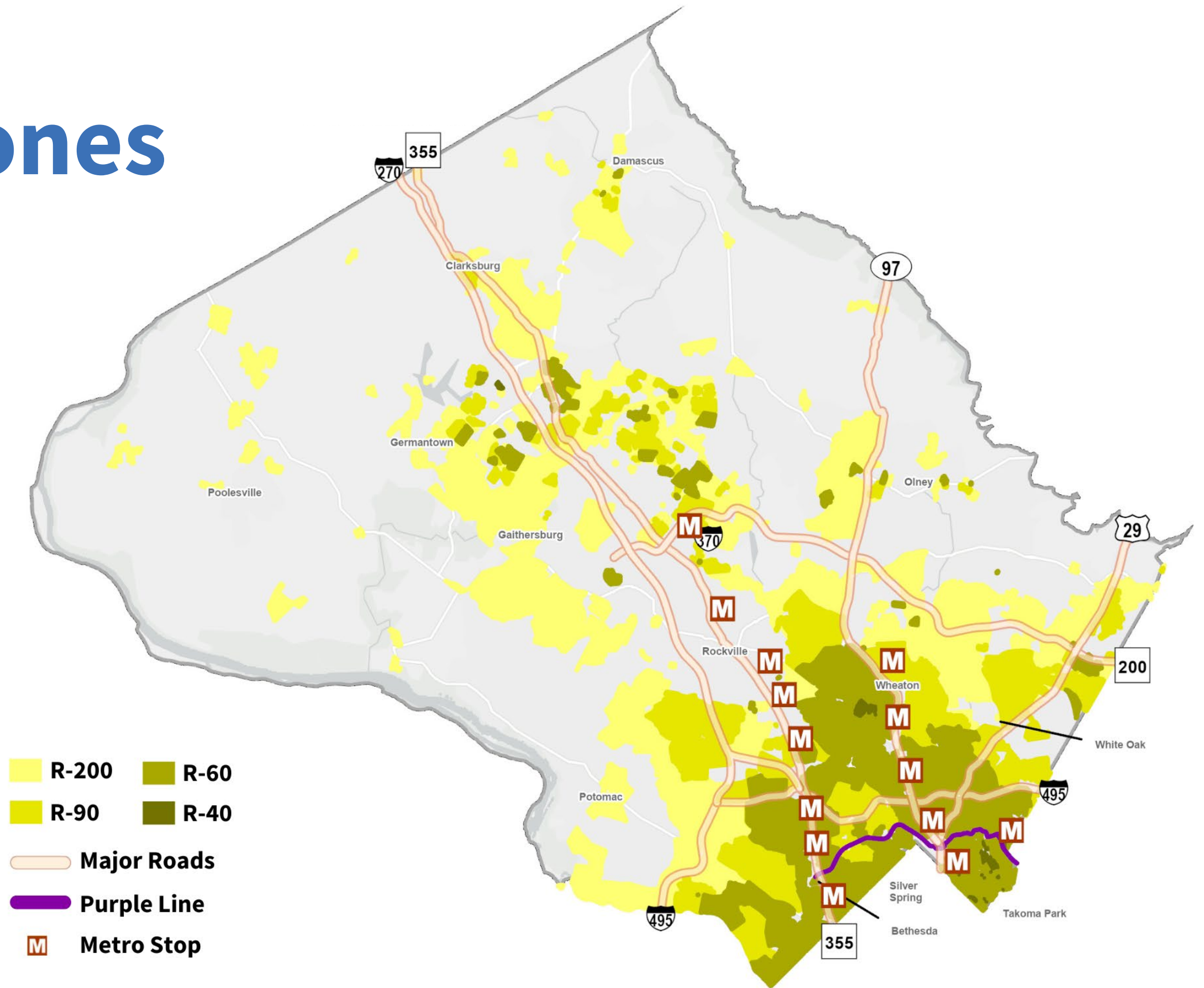
Assumptions: 5.5% interest rate, 5% down payment, 30-year mortgage, escrow/insurance is 20% of primary principal/interest payment, debt cannot exceed 35% of income, borrower has no additional debt

Sources: Zillow Single-Family ZHVI Value for June 2000 and June 2022, US Census, Bureau of Labor Statistics

More options, generally same character

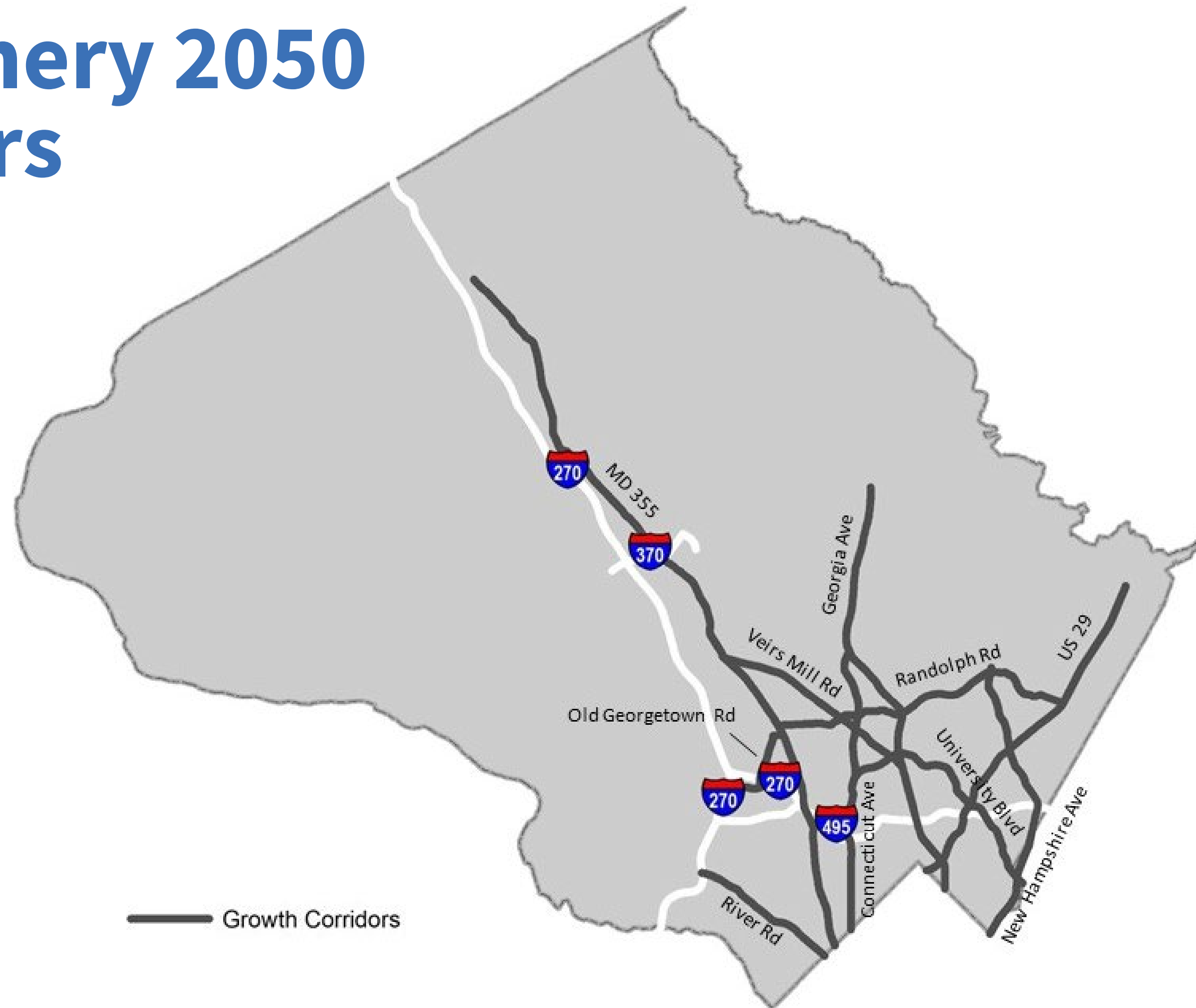


R-40, R-60, R-90 & R-200 Zones



Thrive Montgomery 2050 Growth Corridors

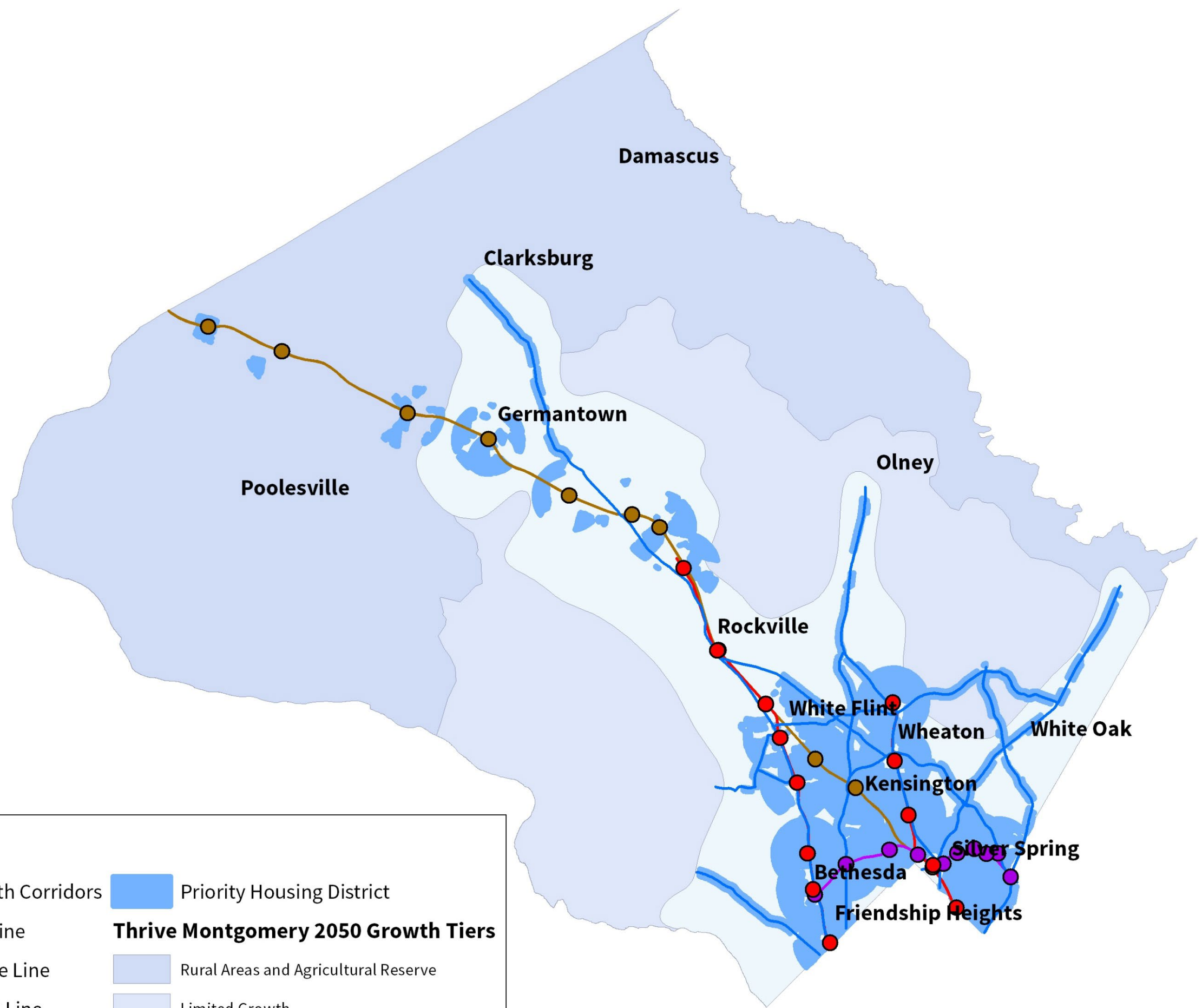
- Connecticut Avenue
- Georgia Avenue
- MD 355
- New Hampshire Avenue
- Old Georgetown Road/
North Bethesda Transitway
- Randolph Road
- River Road
- University Boulevard
- US 29
- Veirs Mill Road



Priority Housing District

The Priority Housing District is a straight-line buffer of **1-mile** from Metrorail's Red Line, the Purple Line light rail, and MARC rail stations, plus **500 feet** from a *Thrive Montgomery 2050* Growth Corridor.

PHD reduces parking standards and allows additional unit types.

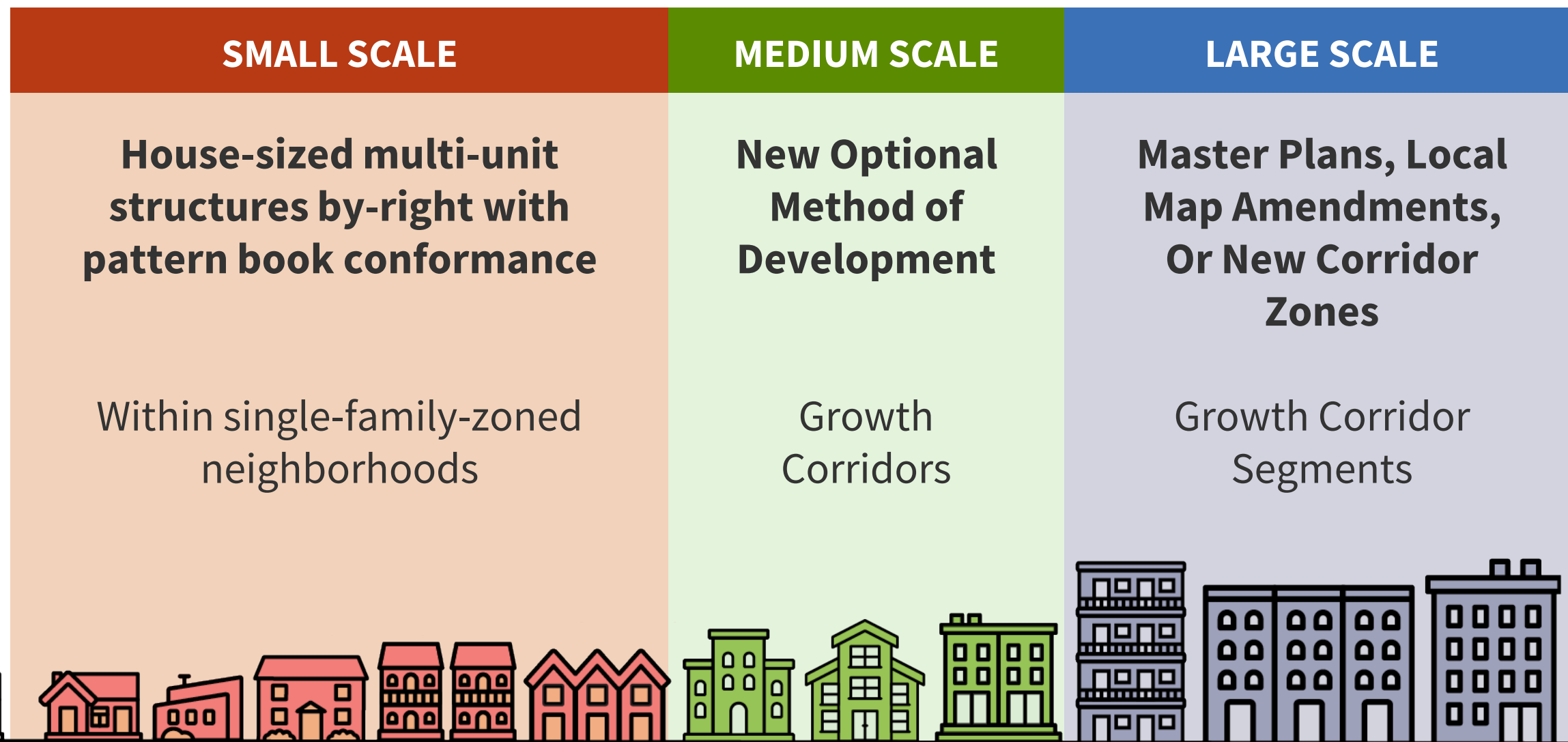


Legend

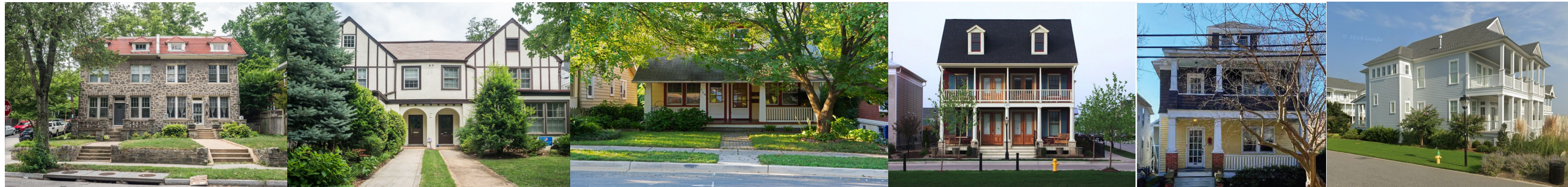
Growth Corridors	Priority Housing District
Red Line	Thrive Montgomery 2050 Growth Tiers
Purple Line	Rural Areas and Agricultural Reserve
MARC Line	Limited Growth
	Corridor-Focused Growth

3

Scales Recommended Tools Geographic Targets



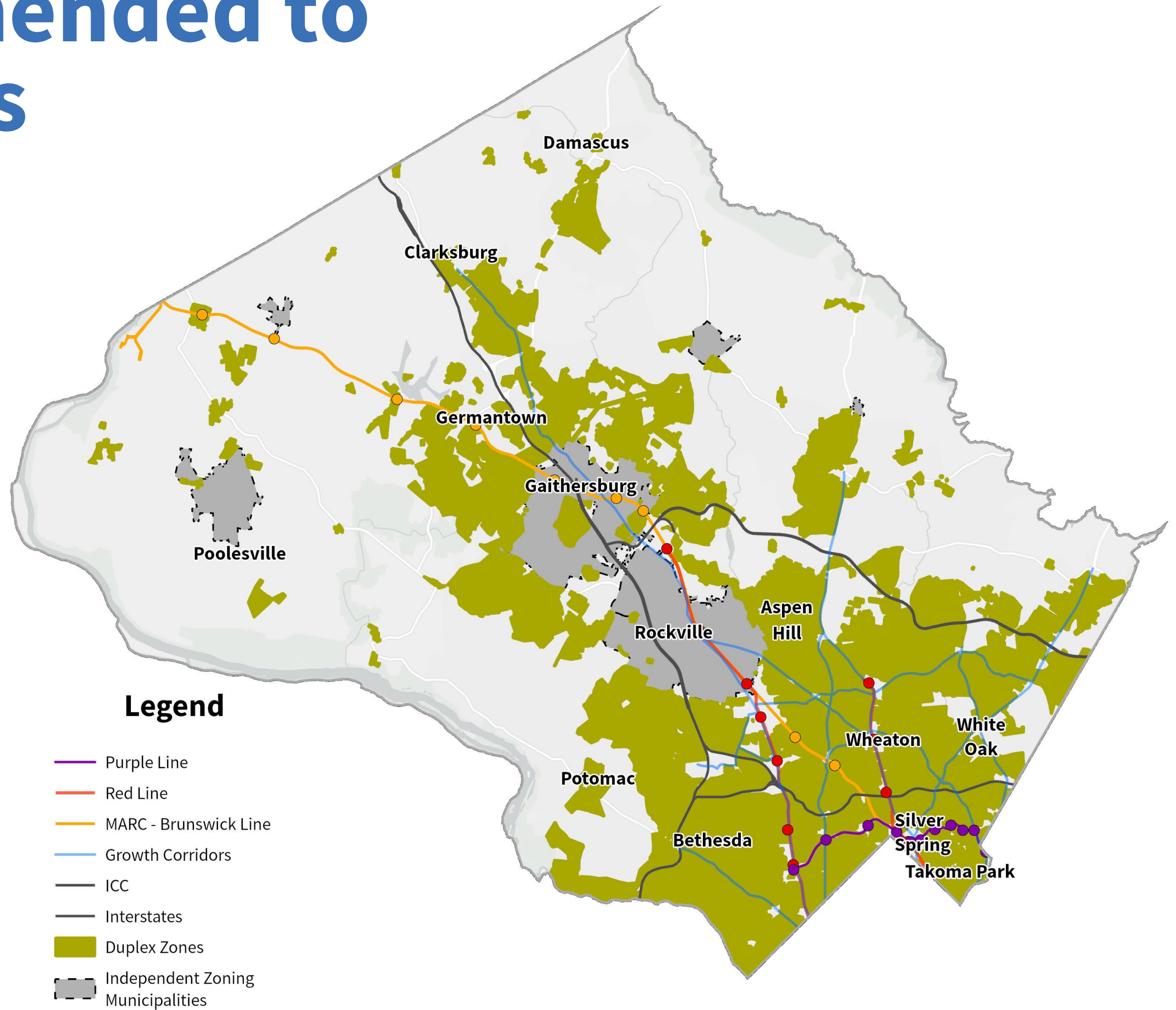
Small Scale



What	Where	How
<p>House-scale buildings</p> <ul style="list-style-type: none"> Duplexes, triplexes, and quadplexes that are of a similar size as existing detached houses. 2-2.5 stories tall. 	<p>In the R-40, R-60, and R-90 Zones</p> <ul style="list-style-type: none"> Duplexes and triplexes everywhere, quadplexes in the PHD. <p>In the R-200 Zone</p> <ul style="list-style-type: none"> Duplexes everywhere, triplexes and quadplexes in the PHD. 	<p>By-Right</p> <ul style="list-style-type: none"> On a recorded lot Building permit from DPS, checking for conformance with a Pattern Book.
<p>Standards</p> <p>Similar to Detached Houses</p> <ul style="list-style-type: none"> No changes proposed for building height, setbacks, lot coverage. Some reductions in on-site vehicle parking. 	<p>Implementation</p> <p>Zoning Text Amendment(s)</p> <ul style="list-style-type: none"> Modify use standards to allow duplexes, triplexes, and quadplexes by right with conformance to a pattern book. Modify development standards to accommodate new building types. 	

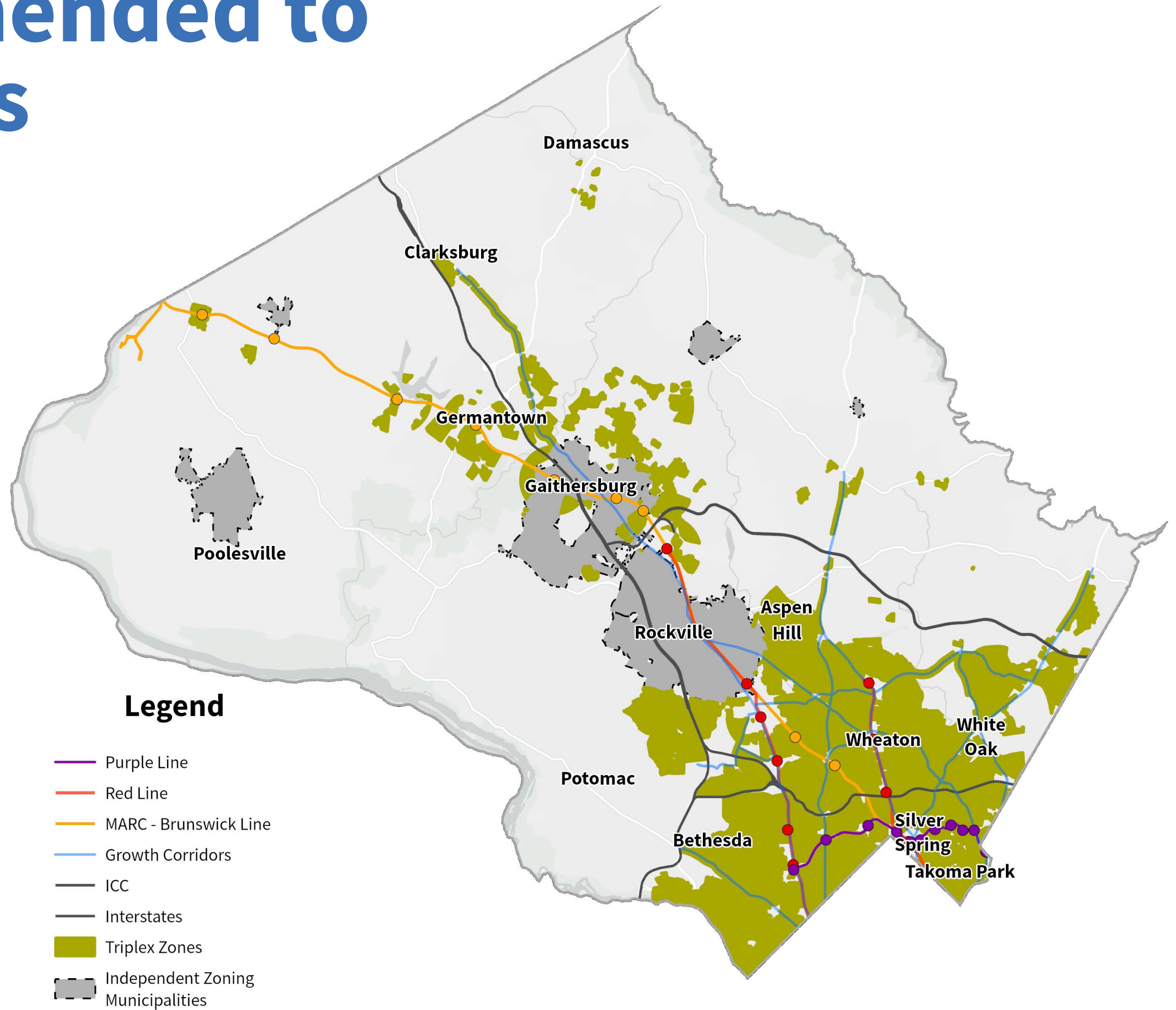
Areas Recommended to Allow Duplexes

Zone	Recommended?
R-40	Yes
R-60	Yes
R-90	Yes
R-200	Yes



Areas Recommended to Allow Triplexes

Zone	Recommended?
R-40	Yes
R-60	Yes
R-90	Yes
R-200	Only in the PHD

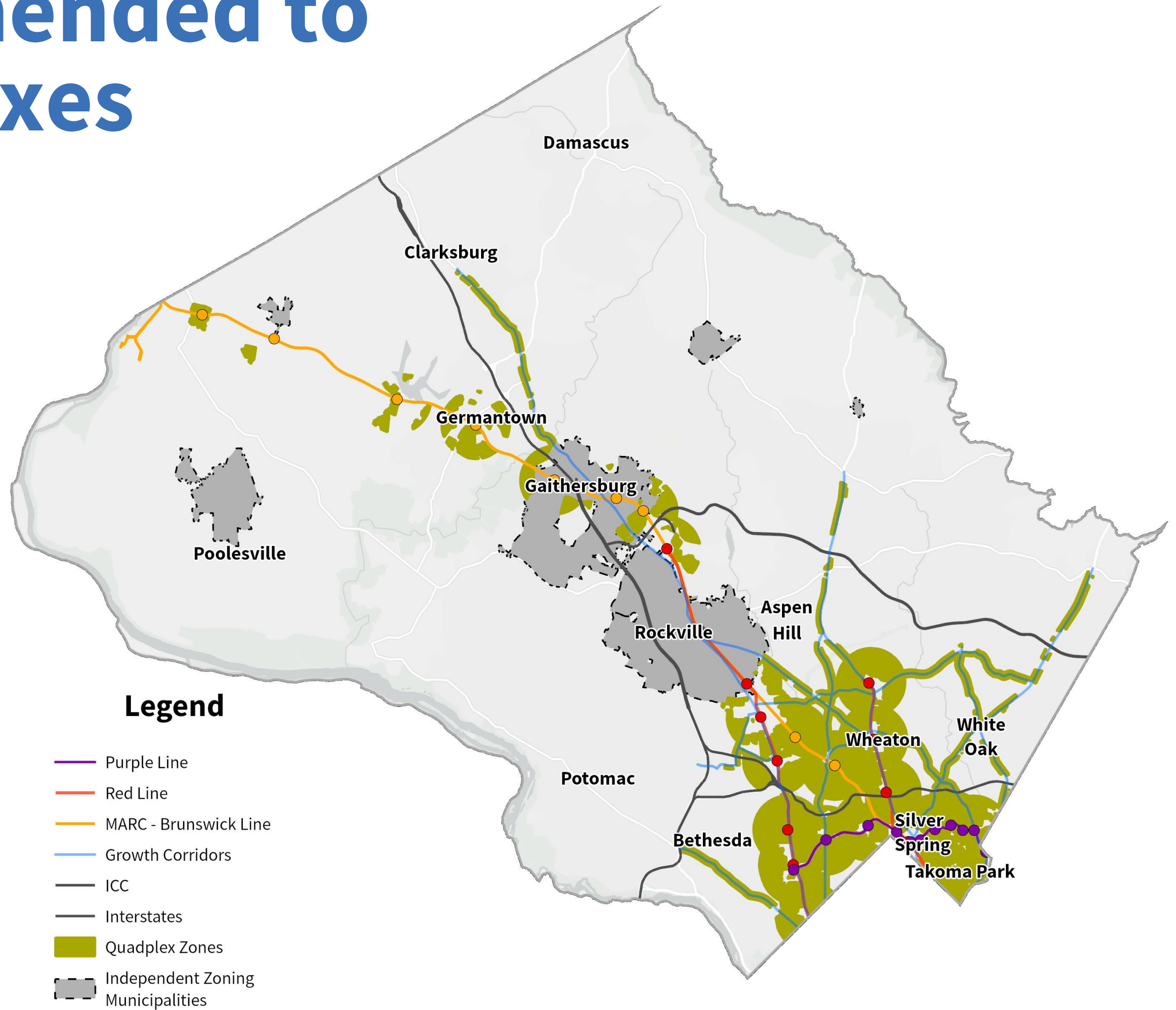


Legend

- Purple Line
- Red Line
- MARC - Brunswick Line
- Growth Corridors
- ICC
- Interstates
- Triplex Zones
- Independent Zoning Municipalities

Areas Recommended to Allow Quadplexes

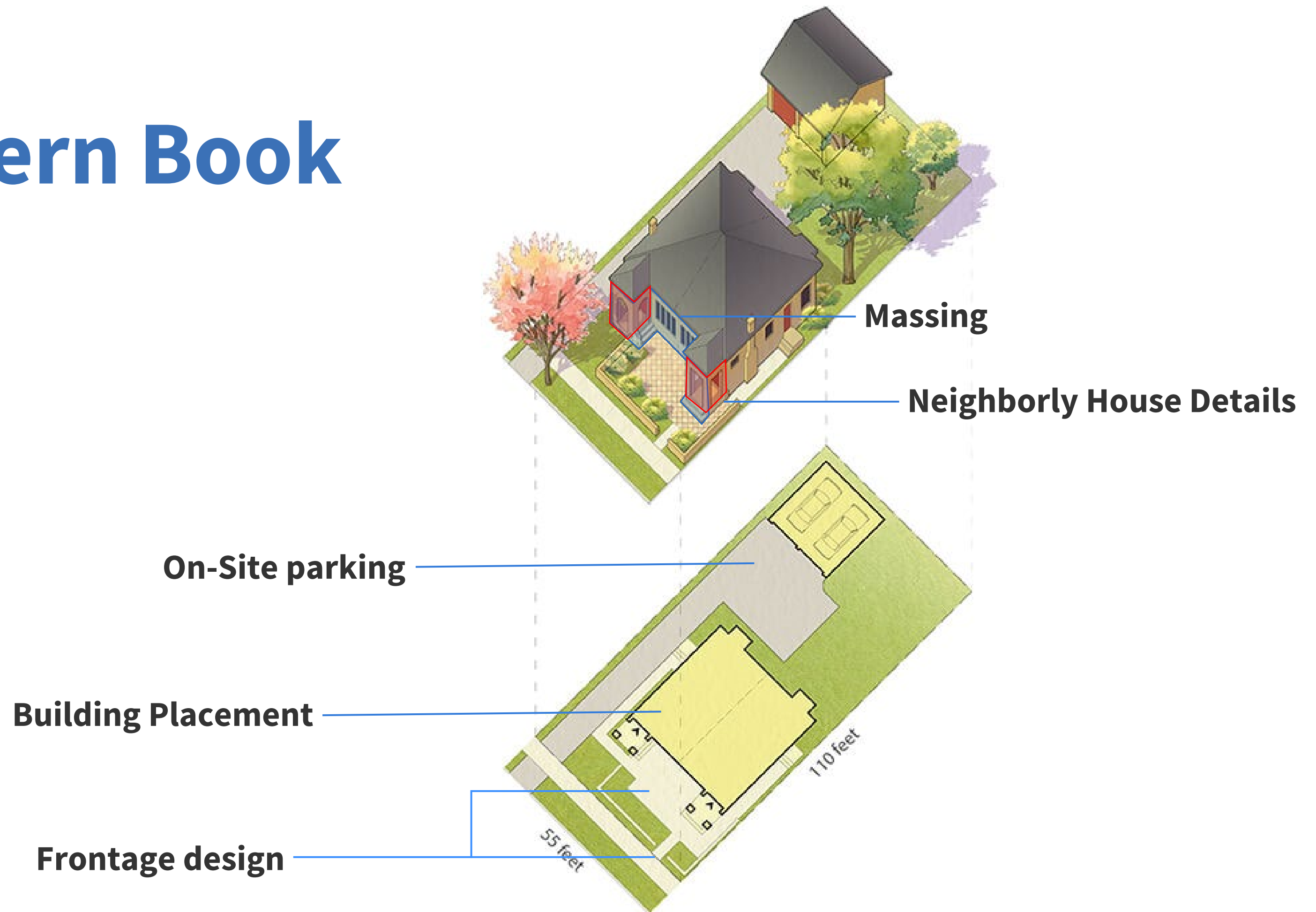
Zone	Recommended?
R-40	Only in the PHD
R-60	Only in the PHD
R-90	Only in the PHD
R-200	Only in the PHD



Legend

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Pattern Book

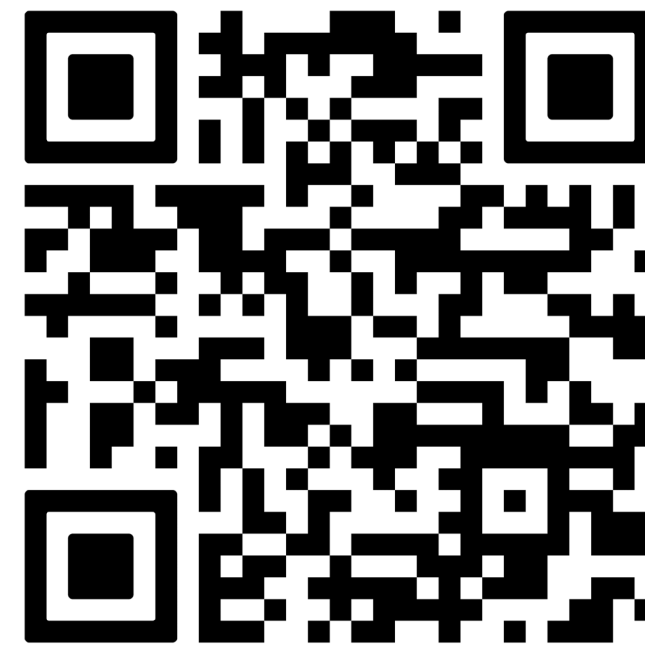


Reductions to Off Street Parking Requirements

	Outside Priority Housing District		Inside Priority Housing District	
	No Street Parking Present	Street Parking Present	No Street Parking Present	Street Parking Present
Parking Reduction	0%	50%	50%	75%
Ex: Duplex	4 spaces	2 spaces	2 spaces	1 space

Current parking minimum: 2 spaces per unit

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presentation



Scan to
Submit additional
comments/questions

Listening Session

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