

Ordinance No: 16-46  
Zoning Text Amendment No: 10-01  
Concerning: Workforce Housing -  
Voluntary  
Draft No. & Date: 2 – 3/23/10  
Introduced: January 26, 2010  
Public Hearing: March 2, 2010  
Adopted: April 6, 2010  
Effective: April 26, 2010

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF  
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN  
MONTGOMERY COUNTY, MARYLAND**

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By: Planning, Housing, and Economic Development Committee

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**AN AMENDMENT** to the Montgomery County Zoning Ordinance for the purpose of:

- defining the term “workforce housing unit”;
- allowing any residential development at or above a certain density, located in a metro station policy area, to include a certain percentage of workforce housing units; and
- generally providing standards for the development of workforce housing units.

By amending the following sections of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

DIVISION 59-A-6	“USES PERMITTED IN MORE THAN ONE CLASS OF ZONE”
Section 59-A-6.18	“Workforce Housing”
DIVISION 59-C-2	“RESIDENTIAL ZONES, MULTIPLE-FAMILY”
Section 59-C-2.4	“Development standards”
Section 59-C-2.418.	“Maximum Density of Development (Dwelling Units per Acre of Net Lot Area)”
Section 59-C-2.442	“General provisions”
DIVISION 59-C-4	“COMMERCIAL ZONES”
Section 59-C-4.357	“C-2 zone—purpose and development standards”
DIVISION 59-C-6	“CENTRAL BUSINESS DISTRICT ZONES”
Section 59-C-6.215	“Method of development and approval procedures”
Section 59-C-6.23	“Development standards”
DIVISION 59-C-7	“PLANNED UNIT DEVELOPMENT ZONES”
Section 59-C-7.14	“Density of residential development”
DIVISION 59-C-8	“TRANSIT STATION DEVELOPMENT AREA ZONES”
Section 59-C-8.4	“Development standards”
DIVISION 59-C-13	“TRANSIT ORIENTED, MIXED-USE ZONES (TOMX)”
Section 59-C-13.215	“Methods of development and approval procedures”

- DIVISION 59-C-14 “TRANSIT MIXED-USE (TMX) ZONE”  
 Section 59-C-14.213 “General Requirements”  
 Section 59-C-14.27 “Special regulations for use of a Building Lot Termination (BLT) Development Right”
- DIVISION 59-D-1 “DEVELOPMENT PLAN”  
 Section 59-D-1.6 “Approval by district council”

**EXPLANATION:** *Boldface* indicates a Heading or a defined term.  
*Underlining* indicates text that is added to existing law by the original text amendment.  
*[Single boldface brackets]* indicate that text is deleted from existing law by original text amendment.  
*Double underlining* indicates text that is added to the text amendment by amendment.  
*[[Double boldface brackets]]* indicate text that is deleted from the text amendment by amendment.  
 \* \* \* indicates existing law unaffected by the text amendment.

## OPINION

Zoning Text Amendment No. 10-01 was introduced on January 26, 2010 at the request of the Planning, Housing, and Economic Development Committee.

Planning Staff recommended the following:

*Changing the workforce housing requirement from a mandatory to voluntary program could make sense as a temporary measure while the County takes a fresh look at the overall affordable housing initiative. Establishing a working group to address overall affordable housing goals, including potential new provisions to encourage private developer construction of workforce housing and moderately-priced dwelling units, would be a good first step in this process.*

The Planning Board did not have a majority to support staff’s recommendation. In voting against a motion to support voluntary workforce housing, the Chairman expressed concern about how a voluntary program would work with the CR zones. Another Planning Board member was concerned about lowering the County’s commitment to affordable housing. Two other members would support making workforce housing voluntary.

The County Council held a public hearing on March 2, 2010 to receive testimony concerning the proposed text amendment. Testimony favored approval. The text amendment was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.

On March 17, 2010 the Planning, Housing, and Economic Development Committee held a worksession to review the amendment. The Committee recommended approval of ZTA 10-01 with the following revisions:

- 1) Replace the phrase “on-site” with more specific language (lines 11-12);
- 2) Delete the phrase “not less than” on line 17;
- 3) Delete the requirement for a minimum of 10 percent of dwelling units to be workforce housing, consistent with the changes in Bill 4-10 (lines 18-21); and
- 4) Add a provision to ease the burdens of amending recently approved plans with a workforce housing requirement (lines 38-41).

These changes would make ZTA 10-01 consistent with the Committee’s recommendations on Bill 4-10 and would otherwise make the ZTA more concise and precise.

The District Council reviewed Zoning Text Amendment No. 10-01 at a worksession held on April 6, 2010 and agreed with the recommendations of the Planning, Housing, and Economic Development Committee.

For these reasons, and because to approve this amendment will assist in the coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District located in Montgomery County, Zoning Text Amendment No. 10-01 will be approved as amended.

#### *ORDINANCE*

*The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:*

1       **Sec. 1. DIVISION 59-A-6 is amended as follows:**

2       **DIVISION 59-A-6. USES PERMITTED IN MORE THAN ONE CLASS OF**  
3       **ZONE.**

4       \*       \*       \*

5       **59-A-6.18. Workforce housing.**

6       **59-A-6.18.1. Generally.**

7       The workforce housing program complements the Moderately Priced Dwelling  
8       Unit [(MPDUs)] MPDU Program, the Productivity Housing Program, and other  
9       County programs designed to promote affordable housing. Under Chapter 25B, a  
10      developer [must] may build the number of workforce housing units [required]  
11      allowed in any zone under this Chapter. All workforce housing units must be  
12      constructed [[on the site]] in the area regulated by a single project plan,  
13      preliminary plan, or lot that uses the FAR and building height flexibility under this  
14      Section.

15      **59-A-6.18.2. [Requirements] Allowances.**

16      (a) Any subdivision that would contain 35 or more market dwelling units, and  
17      that would be located in a zone with a maximum permitted residential  
18      density at or above 40 dwelling units per acre and in a Metro Station Policy  
19      Area, [must] may include [an amount] a number of workforce housing units  
20      [[that is not less than at least 10 percent of the total number of proposed  
21      market dwelling units, not including any MPDUs or resulting bonus density  
22      units, or dwelling units excluded]] under Chapter 25B.

23      (b) A site plan is required under Division 59-D-3 for any project that includes a  
24      workforce housing unit.

25      (c) To allow the construction of [all] workforce housing units on site, the  
26      Planning Board must permit:

- 27 (1) any residential density or residential FAR limit of the applicable zone
- 28 to be exceeded to the extent required for the number of workforce
- 29 housing units that are constructed, but not by more than 10 percent of
- 30 the total FAR or number of dwelling units;
- 31 (2) any residential density or residential FAR limit established in a master
- 32 or sector plan to be exceeded to the extent required for the number of
- 33 workforce housing units that are constructed, but not to more than the
- 34 maximum density and FAR of the zone, except as provided in
- 35 paragraph (1)[,] ; and
- 36 (3) any building height limit established in a master or sector plan to be
- 37 exceeded to the extent required for the number of workforce housing
- 38 units that are constructed, but not to more than the maximum height of
- 39 the zone.

40 **59-A-6.18.3. Amendments.**

41 An application to amend a project plan or preliminary plan approved before  
42 {effective date} may be made concurrently with an application for a site plan or a  
43 site plan amendment, for the purpose of removing the previously required  
44 workforce housing units.

45 \* \* \*

46 **Sec. 2. DIVISION 59-C-2 is amended as follows:**

47 **DIVISION 59-C-2. RESIDENTIAL ZONES, MULTIPLE-FAMILY.**

48 \* \* \*

49 **59-C-2.4. Development standards.**

50 **59-C-2.41. Standard method of development.**

51 \* \* \*

	R-30	R-20	R-10	R-H
<b>59-C-2.418. Maximum Density of Development (Dwelling Units per Acre of Net Lot Area):</b>	14.5	21.7	43.5 <sup>3</sup>	<sup>3</sup>
* * *				

52

53 <sup>3</sup> Workforce housing units [must] may be provided [as required by] under  
 54 Section 59-A-6.18 and Chapter 25B.

55 \* \* \*

56 **59-C-2.44 Special regulations for optional method development using**  
 57 **transferable development rights.**

58 \* \* \*

59 **59-C-2.442. General provisions.**

60 \* \* \*

61 (d) A property developed with development rights must include Moderately  
 62 Priced Dwelling Units (MPDUs) [as required by] under Chapter 25A and  
 63 may include workforce housing units [as required by] under Section 59-A-  
 64 6.18 and Chapter 25B. The number of MPDUs and any resulting bonus  
 65 density must be calculated after the base density of a property has been  
 66 increased by a transfer of development rights. [[The calculation of the  
 67 number of workforce housing units must be based on the total number of  
 68 market dwelling units in the development, including any transfer of  
 69 development rights[,] but not counting any MPDUs or resulting bonus  
 70 density units.]] The MPDU density bonus does not require the acquisition of  
 71 additional development rights.

72 \* \* \*

73 **Sec. 3. Division 59-C-4 is amended as follows:**

74 **DIVISION 59-C-4. COMMERCIAL ZONES.**

75 \* \* \*

76 **Sec. 59-C-4.357. C-2 zone-purpose and development standards.**  
77 Residential development in the C-2 zone under Section 59-C-4.351(b) must  
78 include Moderately Priced Dwelling Units (MPDUs) as required by Chapter 25A  
79 and may include workforce housing units [as required by] under Section 59-A-6.18  
80 and Chapter 25B.

81 \* \* \*

82 **Sec. 4. DIVISION 59-C-6 is amended as follows:**

83 **DIVISION 59-C-6. CENTRAL BUSINESS DISTRICT ZONES.**

84 \* \* \*

85 **59-C-6.2. Provisions of CBD zones.**

86 \* \* \*

87 **59-C-6.215. Methods of development and approval procedures.** Two methods  
88 of development are possible in each of these zones.

89 (a) **Standard method of development.** The standard method requires  
90 compliance with a specific set of development standards and permits a range  
91 of uses and a density compatible with these standards. If residential uses are  
92 included in a development, Moderately Priced Dwelling Units (MPDUs)  
93 must be provided as required by Chapter 25A, and workforce housing units  
94 [must] may be provided [as required by] under Section 59-A-6.18 and  
95 Chapter 25B. The maximum dwelling unit density or residential FAR may  
96 be increased in proportion to any MPDU density bonus provided on-site and  
97 under Section 59-A-6.18.2.

98 (b) **Optional method.** Under the optional method, greater densities may be  
99 permitted and there are fewer specific standards, but the developer must  
100 provide certain public facilities and amenities. The presence of these  
101 facilities and amenities is intended to make possible the creation of an  
102 environment capable of supporting the greater densities and intensities of

103 development permitted. The Planning Board may, under Division 59-D-2:  
104 (1) authorize a payment instead of all or some of the required public  
105 facilities and amenities, or any required public use space; or (2) permit any  
106 required public use space to be provided off-site on private or public  
107 property in the same CBD. If residential uses are included in a development,  
108 Moderately Priced Dwelling Units must be provided under Chapter 25A and  
109 [Workforce Housing Units must] workforce housing units may be provided  
110 under Section 59-A-6.18 and Chapter 25B. The maximum dwelling unit  
111 density or residential FAR may be increased in proportion to any MPDU  
112 density bonus provided on-site and under Section 59-A-6.18.2. The  
113 procedure for approval of an optional method project is specified in Division  
114 59-D-2, and the procedure for approval of a site plan is specified in Division  
115 59-D-3.

116 \* \* \*

117 **59-C-6.23. Development standards.**

118 \* \* \*

	CBD-0.5		CBD-R1 <sup>2</sup>		CBD-1		CBD-2		CBD-3		CBD-R2	
	S	O	S	O	S	O	S	O	S	O	S	O
* * *												
<b>59-C-6.233. Minimum Public Use Space (percent of net lot area):</b>	10	20	10	20 <sup>16</sup>	10	20 <sup>20,22</sup>	10	20 <sup>22</sup>	10	20 <sup>22</sup>	10	20
(a) Standard Method — The public use space requirement may be reduced to accommodate the construction of MPDUs, including any resulting bonus density units, and workforce housing units, provided on-site to:	5		5		5		5		5		5	
* * *												
<b>59-C-6.235. Maximum Building Heights (in feet).</b>												
* * *												
(b) Optional method of development.												
—Normally:		60		60		60		143		143		143
—If approved by the Planning Board in the process of site plan or combined urban renewal project plan approval as not adversely affecting surrounding properties, height may be increased to:		60 <sup>12</sup>		143		90 <sup>1</sup>		200 <sup>11</sup>		200		200

119 <sup>1</sup> For projects using the optional method of development, the Planning Board  
 120 may approve height over 90 feet, but not more than 143 feet, if the

121 additional height is necessary for the project to [comply with the]  
122 accommodate workforce housing [requirements of] under Section 59-A-  
123 6.18; however, the additional height must not be more than required for the  
124 number of workforce housing units that are constructed. For projects using  
125 the optional method of development involving more than one lot under  
126 Section 59-C-6.2351, the Planning Board may approve height over 90 feet,  
127 but not more than 143 feet, if the additional height is specifically  
128 recommended for the property in the applicable sector plan or urban renewal  
129 plan. In order to approve additional height for property where the additional  
130 height is specifically recommended for the property in a sector plan or urban  
131 renewal plan, the Planning Board must find that: [(1) The] (i) the additional  
132 height is consistent with the criteria and guidelines for the property as  
133 contained in the applicable sector plan or urban renewal plan; [(2) Except]  
134 (ii) except as recommended in an urban renewal plan, the portion of the  
135 property upon which the additional height is to be used is on all sides  
136 abutted by or adjacent to property recommended in the applicable sector  
137 plan or urban renewal plan for classification in the CBD-0.5, CBD-1, CBD-  
138 2, or CBD-3 zones; [(3) The] (iii) the proposed development is compatible  
139 with the surrounding development, considering but not limited to the  
140 relationship of the building or buildings to the surrounding uses, the need to  
141 preserve light and air for the residents of the development and residents of  
142 surrounding properties, and any other factors relevant to the height of the  
143 building; and [(4) The] (iv) the proposed development will produce a  
144 substantial amount of consolidated public open space in excess of that which  
145 would be required if this process were not used. The public open space must  
146 be designated as public amenity space and be accessible to and usable by the

147 public in accordance with the applicable sector or master plan, or urban  
 148 renewal plan.

149 \* \* \*

150 <sup>11</sup> Under the optional method of development process, the Planning Board may  
 151 approve height over 143 feet, but not more than 200 feet, if: (i) the  
 152 additional height is necessary for the project to [comply with the]  
 153 accommodate workforce housing [requirements of] under Section 59-A-  
 154 6.18[;][[.]]; however, the additional height must not be more than required  
 155 for the number of workforce housing units that are constructed[,]; or (ii) the  
 156 additional height is specifically recommended for the property in the  
 157 applicable sector plan or urban renewal plan, or the property is within a  
 158 revitalization area designated in the applicable sector plan and is located  
 159 fully or partially within 800 feet of an entrance to a metro station. In order  
 160 to approve additional height for property recommended in a sector plan or  
 161 urban renewal plan or within a designated revitalization area, the Planning  
 162 Board must find that: [(1) The] (i) the additional height is consistent with  
 163 the criteria and guidelines for the property as contained in the applicable  
 164 sector plan or an urban renewal plan approved by the County Council under  
 165 Chapter 56, or in the case of a site outside an urban renewal area,  
 166 accomplishing the objectives of incorporating residential development with  
 167 commercial development in a mixed use project in close proximity to a  
 168 metro station otherwise unobtainable due to site conditions, proximity of  
 169 adjacent non-residential buildings, or other physical constraints [which] that  
 170 prevent the achievement of sector plan objectives; [(2) The] (ii) the proposed  
 171 development is compatible with the surrounding development, considering  
 172 but not limited to the relationship of the building or buildings to the  
 173 surrounding uses, the need to preserve light and air for the residents of the

174 development and residents of surrounding properties, and any other factors  
 175 relevant to the height of the building; and [(3) The] (iii) the proposed  
 176 development will provide additional public facilities and amenities beyond  
 177 what could otherwise have been provided if the excess height were not  
 178 approved. Such facilities must be accessible to and usable by the public in  
 179 accordance with the applicable sector or master plan or urban renewal plan.  
 180 <sup>12</sup> The Planning Board may approve height over 60 feet, but not more than 90  
 181 feet, if: (i) [if] the additional height is consistent with an applicable sector  
 182 plan or an approved urban renewal plan; or (ii) the additional height is  
 183 needed to [comply with the] accommodate workforce housing [requirement  
 184 of] under Section 59-A-6.18; however, the additional height must not be  
 185 more than required for the number of workforce housing units that are  
 186 constructed.

187 \* \* \*

188 **Sec. 5. DIVISION 59-C-7 is amended as follows:**

189 **DIVISION 59-C-7. PLANNED UNIT DEVELOPMENT ZONES.**

190 \* \* \*

191 **59-C-7.1. P-D zone—Planned development zone.**

192 \* \* \*

193 **59-C-7.14. Density of residential development.**

194 \* \* \*

195 (c) The density of development is based on the area shown for residential use on  
 196 the master plan and must not exceed the density permitted by the density  
 197 category granted. However, the maximum density allowed under subsection  
 198 (a) may be increased to accommodate the construction of Moderately Priced  
 199 Dwelling [units] Units and workforce housing units as follows:

- 200 (1) For projects with a residential density of less than 28 dwelling units  
 201 per acre, the number of Moderately Priced Dwelling Units must not be  
 202 less than either the number of [density] bonus density units or 12.5  
 203 percent of the total number of dwelling units, whichever is greater.  
 204 (2) For projects with a residential density of more than 28 dwelling units  
 205 per acre, the number of Moderately Priced Dwelling Units must be at  
 206 least 12.5 percent of the total number of dwelling units [in accordance  
 207 with] under Chapter 25A.  
 208 (3) Any project with a residential density at or above 40 dwelling units  
 209 per acre [must] may provide workforce housing units [as required by]  
 210 under Section 59-A-6.18 and Chapter 25B.

211 \* \* \*

212 **Sec. 6. DIVISION 59-C-8 is amended as follows:**

213 **DIVISION 59-C-8. TRANSIT STATION DEVELOPMENT AREA ZONES.**

214 \* \* \*

215 **59-C-8.4. Development standards.**

	TS-R	TS-M
<b>59-C-8.42. Density of Development.</b>		
The density of development must not exceed any of the following:		
* * *		
(c) The density of development must not exceed the FAR or the dwelling units per acre allowed by the zone, except that the maximum density permitted may be increased to accommodate the construction of moderately priced dwelling units as required by Chapter 25A and the construction of workforce housing units [as required by] <u>under</u> Section 59-A-6.18 and Chapter 25B. The maximum number of dwelling units or residential FAR may be increased as needed for any MPDU density bonus and any workforce housing units provided on-site. The provision of MPDUs or workforce housing units does not authorize a reduction in any public facility and amenity or active or passive recreation space recommended in a master plan or sector plan.		

216 \* \* \*

217 **Sec. 7. Division 59-C-10 is amended as follows:**

218 **DIVISION 59-C-10. RMX ZONES –RESIDENTIAL MIXED-USE**  
219 **DEVELOPMENT**

220 \* \* \*

221 **59-C-10.3.7. Maximum Residential Density.**

222 (a) The maximum residential density in an RMX zone must not exceed 30  
223 dwelling units per acre for residential areas shown on the project plan. The  
224 density approved by the Planning Board must not exceed the density shown  
225 on the approved and adopted master plan, which must be no greater than the  
226 density permitted by the RMX zone. Where residential development is  
227 proposed to be located within a proposed commercial area, the maximum  
228 residential density for such areas must not exceed 40 dwelling units per acre.  
229 Any residential development must include Moderately Priced Dwelling units  
230 (MPDUs) as required by Chapter 25A and may include workforce housing  
231 units [as required by] under Section 59-A-6.18 and Chapter 25B.

232 \* \* \*

233 (c) The density of residential development must comply with the density  
234 recommended on the approved and adopted master plan; however, the  
235 number of residential dwellings must be increased to accommodate the  
236 construction of Moderately Priced Dwelling [units] Units (MPDUs) as  
237 required by Chapter 25A and the construction of workforce housing units [as  
238 required by] under Section 59-A-6.18 and Chapter 25B.

239 \* \* \*

240 **Sec. 8. Division 59-C-13 is amended as follows:**

241 **DIVISION 59-C-13. TRANSIT ORIENTED, MIXED-USE ZONES (TOMX).**

242 \* \* \*

243 **59-C-13.2. Provisions of the Transit Oriented, Mixed-Use Zones.**

244 **59-C-13.21. Description, purpose, intent and general requirements.**

245 \* \* \*

246 **59-C-13.215. Methods of development and approval procedures.**

247 \* \* \*

248 (b) **Optional Method of Development:** The Optional Method of Development  
 249 promotes additional densities[,] and supports innovative design and building  
 250 technologies to create a pedestrian-oriented and mixed-use development  
 251 pattern. Approval of the Optional Method of Development is dependent on  
 252 providing required public amenities and facilities. The public facilities and  
 253 amenities are intended to support the additional densities permitted under the  
 254 Optional Method of Development. The procedure for the approval of the  
 255 Optional Method of Development is set forth in Section 59-D-2. Site plans  
 256 must be approved in accordance with Section 59-D-3. If residential uses are  
 257 included in a development, Moderately Priced Dwelling Units must be  
 258 provided as required by Chapter 25A, and workforce housing units [must]  
 259 may be provided [as required by] under Section 59-A-6.18 and Chapter 25B.  
 260 The maximum dwelling unit density or residential FAR may be increased in  
 261 proportion to any MPDU density bonus provided on-site.

262 \* \* \*

263 **Sec. 9. Division 59-C-14 is amended as follows:**

264 **DIVISION 59-C-14[,], TRANSIT MIXED-USE (TMX) ZONE**

265 \* \* \*

266 **59-C-14.213. General requirements.**

267 \* \* \*

268 (b) **MPDUs and workforce housing.** If residential uses are included in a  
 269 development, Moderately Priced Dwelling Units must be provided under  
 270 Chapter 25A, and workforce housing units [must] may be provided under  
 271 Section 59-A-6.18 and Chapter 25B. The maximum residential FAR may be  
 272 increased in proportion to any MPDU [density] bonus density [and  
 273 workforce]. Workforce housing units [provided on-site] may increase the  
 274 maximum residential FAR under Section 59-A-6.18.2. Site plan review  
 275 under [section] Section 59-D-3 is required.

276 \* \* \*

277 **59-C-14.27. Special regulations for use of a Building Lot Termination**  
 278 **(BLT) Development Right.**

279 [Except for residential development subject to the requirement of workforce  
 280 housing under Section 59-A-6.18, the] The approval of an application for any gross  
 281 floor area in an optional method of development project must be subject to the  
 282 following requirements:

283 \* \* \*

284 **Sec. 10. Division 59-D-1 is amended as follows:**

285 **Sec. 59-D-1.6. Approval by [district council] District Council.**

286 **59-D-1.61. Findings.**

287 Before approving an application for classification in any of these zones, the  
 288 District Council must consider whether the application, including the development  
 289 plan, fulfills the purposes and requirements in Article 59-C for the zone. In so  
 290 doing, the District Council must make the following specific findings, in addition  
 291 to any other findings which may be necessary and appropriate to evaluate the  
 292 proposed reclassification:

293 (a) The proposed development plan substantially complies with the use and  
294 density indicated by the master plan or sector plan, and does not conflict  
295 with the general plan, the county capital improvements program, or other  
296 applicable county plans and policies. However:

297 \* \* \*

298 (2) To permit the construction of [all] workforce housing units [required]  
299 under § 59-A-6.18 and Chapter 25B on site, the District Council may  
300 permit:

301 (A) any residential density or residential FAR limit of the  
302 applicable zone to be exceeded to the extent required for the  
303 number of workforce housing units that are constructed, but not  
304 by more than 10 percent.

305 (B) any residential density or residential FAR limit recommended  
306 in a master or sector plan to be exceeded to the extent required  
307 for the number of workforce housing units that are constructed,  
308 but not to more than the maximum density and FAR of the  
309 zone, except as provided in paragraph (1); and

310 (C) any building height limit recommended in a master or sector  
311 plan to be exceeded to the extent required for the number of  
312 workforce housing units that are constructed, but not to more  
313 than the maximum height of the zone.

314 \* \* \*

315 **Sec. 11. Effective date.** This ordinance becomes effective 20 days after the  
316 date of Council adoption.

317

318 This is a correct copy of Council action.

319

320 *Linda M. Lauer*

321 Linda M. Lauer, Clerk of the Council