

Ordinance No.: 20-20
Zoning Text Amendment No.: 25-02
Concerning: Workforce Housing –
Development Standards
Revised: 7/16/2025 Draft No.: 2
Introduced: February 4, 2025
Public Hearing: March 11, 2025
Adopted: July 22, 2025
Effective: November 1, 2025

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

Lead Sponsors: Councilmembers Friedson and Fani-González
Co-Sponsors: Councilmember Luedtke, Council President Stewart, and
Councilmembers Balcombe and Sayles

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- (1) allow additional residential building types in certain residential zones along certain road typologies;
- (2) create optional method workforce housing development standards; and
- (3) amend the development standards and general development requirements for certain residential zones.

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

Division 1.4.	“Defined Terms”
Section 1.4.2.	“Specific Terms and Phrases Defined”
Division 3.1.	“Use Table”
Section 3.1.6.	“Use Table”
<u>Division 3.3.</u>	<u>“Residential Uses”</u>
<u>Section 3.3.1.</u>	<u>“Household Living”</u>
Division 4.1.	“Rules for All Zones”
Section 4.1.3.	“Building Types in the Agricultural, Rural Residential, and Residential Zones”
Section 4.1.4.	“Building Types Allowed by Zone in the Agricultural, Rural Residential, and Residential Zones”
<u>Section 4.1.5.</u>	<u>“Building Types in the Commercial/Residential, Employment, and Industrial Zones”</u>

<u>Section 4.1.6.</u>	<u>“Building Types Allowed by Zone in the Commercial/Residential, Employment, and Industrial Zones”</u>
Division 4.3.	“Rural Residential Zones”
Section 4.3.5.	“Rural Neighborhood Cluster Zone (RNC)”
Division 4.4.	“Residential Zones”
Section 4.4.2.	“Optional Method Development”
Section 4.4.5.	“Residential Estate - 2C Zone (RE-2C)”
Section 4.4.6.	“Residential Estate - 1 Zone (RE-1)”
Section 4.4.7.	“Residential - 200 Zone (R-200)”
Section 4.4.8.	“Residential - 90 Zone (R-90)”
Section 4.4.9.	“Residential - 60 Zone (R-60)”
Section 4.4.10.	“Residential - 40 Zone (R-40)”
Section 4.4.11.	“Townhouse Low Density Zone (TLD)”
Section 4.4.12.	“Townhouse Medium Density Zone (TMD)”
Section 4.4.13.	“Townhouse High Density Zone (THD)”
Section 4.4.14.	“Residential Multi-Unit Low Density - 30 Zone (R-30)”
Section 4.4.15.	“Residential Multi-Unit Medium Density - 20 Zone (R-20)”
Section 4.4.16.	“Residential Multi-Unit High Density - 10 Zone (R-10)”
Division 4.5.	“Commercial/Residential Zones”
Section 4.5.3.	“Standard Method Development”
Division 4.6.	“Employment Zones”
Section 4.6.3.	“Standard Method Development”

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 text that 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.*

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:

Sec. 1. DIVISION 59-1.4 is amended as follows:

Division 1.4. Defined Terms

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Section 1.4.2. Specific Terms and Phrases Defined

In this Chapter, terms that are not specifically defined have their ordinary meaning.

The following words and phrases have the meanings indicated.

* * *

Base Density: The maximum FAR or number of dwelling units per acre permitted by the zoning classification of a property without the use of optional method Cluster Development, optional method MPDU Development, optional method Workforce Housing Development, or TDR density increase or application of a Floating zone.

* * *

Triplex: See Section 4.1.3.C. and Section 4.1.5.C.

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Usable Area: The area upon which the density of development is calculated in optional method MPDU₂ [and] Cluster Development₂ and Workforce Housing projects. If more than 50% of the tract is within environmental buffers, usable area is calculated by deducting from the tract the incremental area of the environmental buffer that exceeds 50%.

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Sec. 2. DIVISION 59-3.1 is amended as follows:

Division 3.1. Use Table

* * *

Section 3.1.6. Use Table

The following Use Table identifies uses allowed in each zone. Uses may be modified in Overlay zones under Division 4.9.

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USE OR USE GROUP	Definition s and Standards	Ag	Rural Residential			Residential												Commercial / Residential			Employment				Industrial			
						Residential Detached								Residential Townhouse			Residential Multi-Unit											
			AR	R	RC	RNC	RE- 2	RE- 2C	RE-1	R- 200	R-90	R-60	R- 40	TLD	TMD	THD	R-30	R-20	R-10	CRN	CRT	CR	GR	NR	LSC	EOF	IL	IM
* * *																												
RESIDENTIAL																												
HOUSEHOLD LIVING	3.3.1																											
Single-Unit Living	3.3.1.B	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	L	L	L	L				
Two-Unit Living	3.3.1.C.				P		L	L	L	L	L	P	P	P	P	P	P	P	P	P	L	L	L	L				
Townhouse Living	3.3.1.D.				P	C	L/C	L/C	L/C	L/C	L/C	L/C	P	P	P	P	P	P	P	P	L	L	L	L				
Multi-Unit Living	3.3.1.E.					C	C	C	[C] L/C	[C] L/C	[C] L/C	[C] L/C				P	P	P	P	P	P	L	L	L	L			
* * *																												

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Sec. 3. DIVISION 59-3.3 is amended as follows:

Division 3.3. “Residential Uses”

Section 3.3.1. “Household Living”

* * *

D. Townhouse Living

1. Defined

Townhouse Living means 3 or more dwelling units in a townhouse building or triplex building type.

* * *

Sec. ~~[[3]]~~ 4. DIVISION 59-4.1 is amended as follows:

Division 4.1. Rules for All Zones

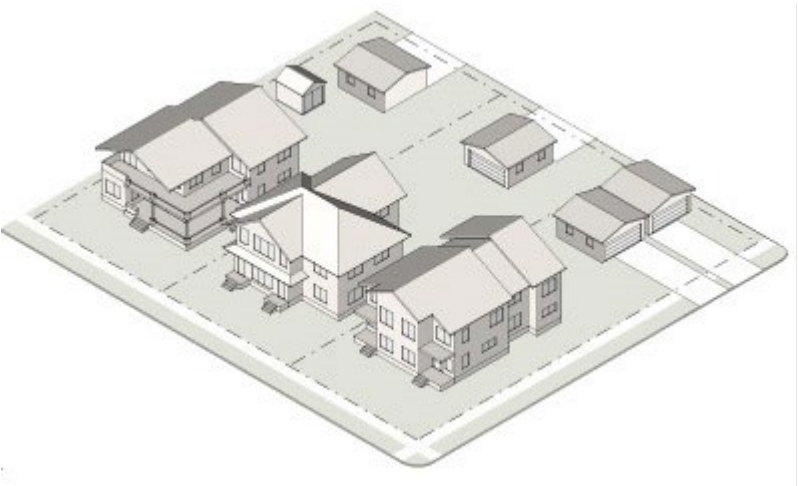
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Section 4.1.3. Building Types in the Agricultural, Rural Residential, and Residential Zones

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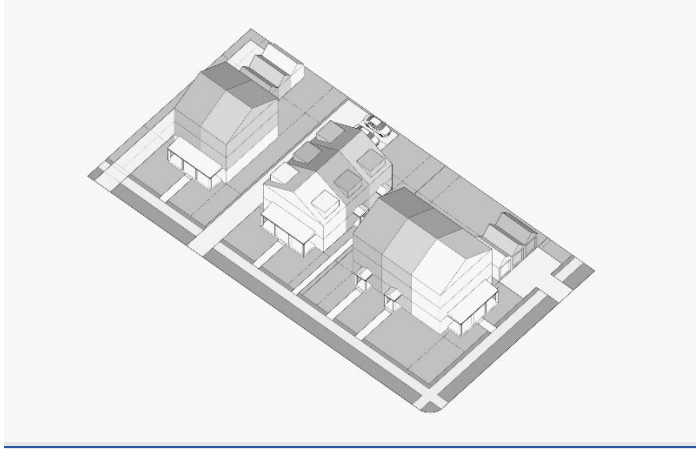
B. Duplex

A duplex is a building containing 2 principal dwelling units that may contain ancillary nonresidential uses, such as a Home Occupation or Family Day Care.



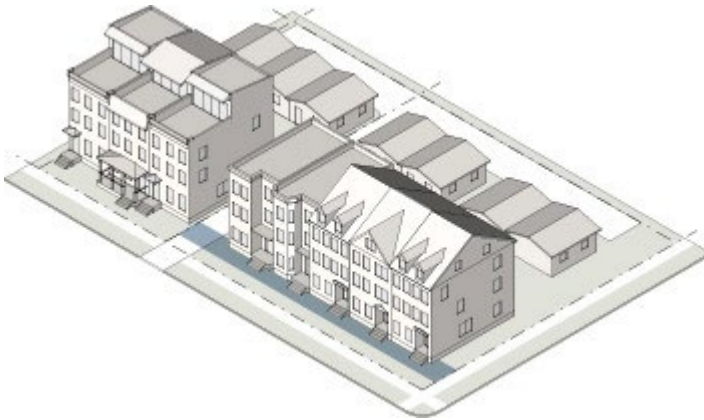
C. Triplex

A triplex is a building containing 3 dwelling units where each dwelling unit is separated vertically or horizontally by a party wall. A triplex may contain ancillary nonresidential uses, such as a Home Occupation or Family Day Care.



[C]D. Townhouse

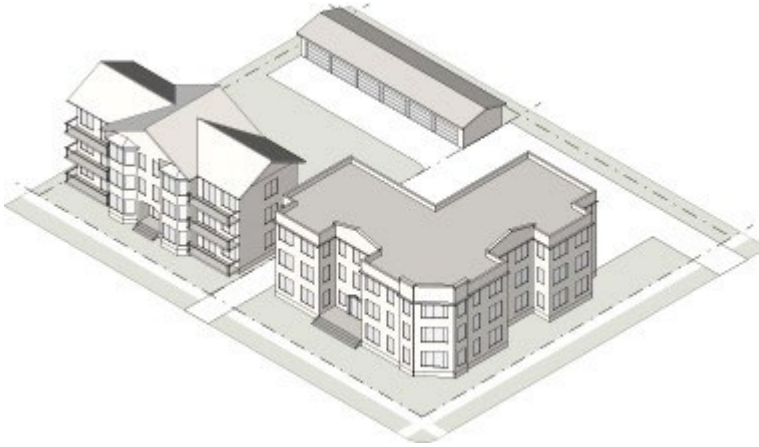
A townhouse is a building containing [3] 4 or more dwelling units where each dwelling unit is separated vertically by a party wall. A townhouse may contain ancillary nonresidential uses, such as a Home Occupation or Family Day Care.



[D]E. Apartment Building

An apartment building is a building containing [3] 4 or more dwelling units vertically and horizontally arranged. In the R-30, R-20, and R-10, [[Commercial/Residential, and Employment]] zones, an [An] apartment may



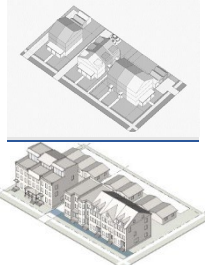

63 contain up to 10% of the gross floor area as Retail/Service Establishment uses,
 64 otherwise it is a multi use building.



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66 **Section 4.1.4. Building Types Allowed by Zone in the Agricultural, Rural**
 67 **Residential, and Residential Zones**

68 In the Agricultural, Rural Residential, and Residential zones, building types are
 69 allowed by zone as follows:

	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone 	Duplex 	<u>Triplex or Townhouse</u> 	Apartment Building 
* * *				
Residential Detached Zones				
* * *				
Residential - 200 (R-200)	A	MPDU, TDR ₂ , <u>WFH</u>	MPDU, TDR ₂ , <u>WFH</u>	TDR ₂ , <u>WFH</u>
Residential - 90 (R-90)	A	MPDU, CD, TDR ₂ , <u>WFH</u>	MPDU, CD, TDR ₂ , <u>WFH</u>	TDR ₂ , <u>WFH</u>
Residential - 60 (R-60)	A	MPDU, CD, TDR ₂ , <u>WFH</u>	MPDU, CD, TDR ₂ , <u>WFH</u>	TDR ₂ , <u>WFH</u>
Residential - 40 (R-40)	A	A	MPDU, <u>WFH</u>	[--] <u>WFH</u>

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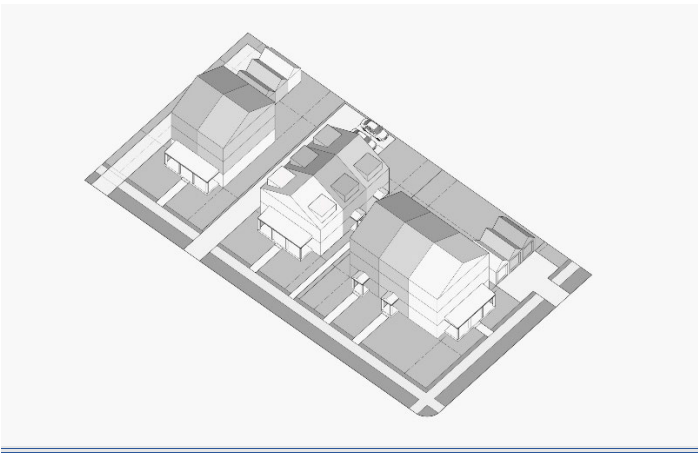
KEY[]: A = Allowed to accommodate permitted, limited, and conditional uses
-- = Not allowed
CD = Allowed as part of an optional method Cluster Development
MPDU = Allowed as part of an optional method MPDU Development
TDR = Allowed in a TDR Overlay zone as part of optional method TDR Development under Section 4.9.15.B
WFH = Allowed as part of an optional method Workforce Housing Development

Section 4.1.5. Building Types in the Commercial/Residential, Employment, and Industrial Zones

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C. Triplex

A triplex is a building containing 3 dwelling units where each dwelling unit is separated vertically or horizontally by a party wall. A triplex may contain ancillary nonresidential uses, such as a Home Occupation or Family Day Care.



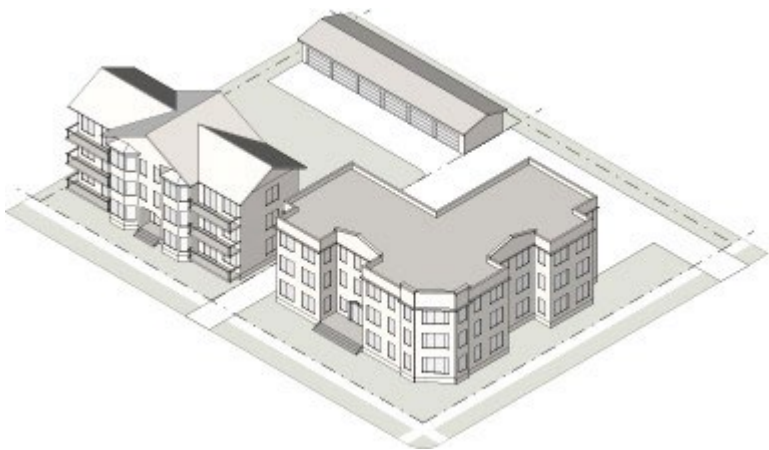
D. Townhouse

A townhouse is a building containing 4 or more dwelling units where each dwelling unit is separated vertically by a party wall. A townhouse may contain ancillary nonresidential uses, such as a Home Occupation or Family Day Care.



[[D]]E. Apartment Building




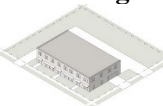
An apartment building is a building containing [[3]] 4 or more dwelling units vertically and horizontally arranged. In the Commercial/Residential and Employment zones, an [[An]] apartment may contain up to 10% of the gross floor area as Retail/Service Establishment uses, otherwise it is a multi use building.






* * *

Section 4.1.6. Building Types Allowed by Zone in the Commercial/Residential, Employment, and Industrial Zones

In the Commercial/Residential, Employment, and Industrial zones, building types are allowed by zone as follows:

	Detached House	Duplex 	<u>Triplex or Townhouse</u>	Apartment Building 	Multi Use Building 	General Building 
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Sec. [[4]] 5. DIVISION 59-4.3 is amended as follows:

Division 4.3. Rural Residential Zones

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Section 4.3.5. Rural Neighborhood Cluster Zone (RNC)

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C. RNC Zone, Standard Method Development Standards

1. Site	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone	Duplex - Side	Duplex - Over	<u>Triplex or Townhouse</u>
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* * *

E. RNC Zone, Optional Method Development Standards

	MPDU Development		
1. Site	Detached House	Duplex	<u>Triplex or Townhouse</u>

* * *

Sec. [[5]] 6. DIVISION 59-4.4 is amended as follows:

Division 4.4. Residential Zones

* * *

Section 4.4.2. Optional Method Development

The RE-2C, RE-1, R-200, R-90, and R-60 zone allow development under optional method MPDU Development and optional method Cluster Development. The R-40,

TLD, TMD, THD, R-30, R-20, and R-10 zone allow development under optional method MPDU Development. The R-200, R-90, R-60, and R-40 zone allow development under optional method Workforce Housing Development.

* * *

C. Optional Method Workforce Housing Development

This optional method of development is permitted where workforce housing units that satisfy Chapter 25B are included. Optional method Workforce Housing Development allows additional building types and provides more flexibility in lot layout.

1. Development Approval Procedure

Site plan approval under Section 7.3.4 is required.

2. Workforce Housing Development Across Different Zones

Optional method Workforce Housing Development may occur across different zones under the following limitations:

- a. The differently zoned areas must be contiguous;
- b. Uses and building types are governed by the zone;
- c. The site requirements in the optional method tables apply; density and open space must be calculated as if each area were developed individually; and
- d. The allowed number of units and required open space may be located without regard to the limits in the underlying zone.

3. Density and Usable Area

- a. The maximum total residential FAR is 1.25.
- b. Density is calculated on usable area within the tract.

4. Development Standards for Workforce Housing Projects

- a. An applicant must provide at least 15% workforce housing units that satisfy Chapter 25B, with a minimum of one workforce housing unit for construction of 3 or more units.
- b. The maximum height for all buildings is 40 feet.
- c. The minimum site size is the minimum lot size in the underlying zone.
- d. Off-street parking must be located behind the front building line.
- e. Driveway access is limited to one driveway per street frontage unless additional driveway access is approved by an appropriate agency with jurisdiction over the right-of-way. An applicant with a shared driveway must provide a signed agreement from the neighboring property owner who shares the driveway agreeing to continued use of the shared driveway or meet the requirements for a new driveway.
- f. Development under this method is prohibited on through lots and flag lots.
- g. The minimum parking requirement under Division 6.2 may be reduced by the Planning Board by up to one parking space per unit if:
 - i. the property is in the R-60 or R-40 zone;
 - ii. the application is for 3 or more units;
 - iii. there was no assemblage of lots under Chapter 50; and
 - iv. the property is within ½ mile of a Metro station or Purple Line station, or within ¼ mile of an existing Bus Rapid Transit station or a Bus Rapid Transit station that has been funded for construction in the 6-year CIP at the time of application.

5. Applicable Corridors

- a. The front lot line of all lots or parcels included in an application's tract must abut a [[Boulevard, Downtown Boulevard,] Downtown Street[, Town Center Boulevard, or Controlled Major Highway,]] or any of the Boulevard-street classifications, as defined by Chapter 49, as amended.
- b. The width of the master-planned right-of-way must be greater than 100 feet.
- c. The right-of-way must have at least 3 existing vehicle travel lanes.

6. Dedicated Land

Land dedicated to public use for a school or park site may be included in the calculation of the density of development if development of the remaining land satisfies Section 4.4.2.C and the optional method Workforce Housing Development standards.

7. Community Water and Sewer

Development under this method is prohibited unless the resulting development will be connected to community water supply and sewerage systems.

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Section 4.4.5. Residential Estate - 2C Zone (RE-2C)

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D. RE-2C Zone, Optional Method Development Standards

	MPDU Development			Cluster Development
1. Site	Detached House	Duplex	<u>Triplex or Townhouse</u>	Detached House

* * *

Section 4.4.6. Residential Estate - 1 Zone (RE-1)

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D. RE-1 Zone, Optional Method Development Standards

	MPDU Development			Cluster Development
1. Site	Detached House	Duplex	<u>Triplex or Townhouse</u>	Detached House

* * *

Section 4.4.7. Residential - 200 Zone (R-200)

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C. R-200 Zone, Optional Method Development Standards

	MPDU Development			Cluster Development
1. Site	Detached House	Duplex	<u>Triplex or Townhouse</u>	Detached House

D. R-200 Zone, Workforce Housing Development Standards

	<u>Duplex</u>	<u>Triplex</u>	<u>Townhouse</u>	<u>Apartment</u>
1. Site				
<u>Dimensions (min)</u>				
<u>Usable area</u>	<u>16,000 SF</u>	<u>16,000 SF</u>	<u>16,000 SF</u>	<u>16,000 SF</u>
<u>Site coverage (max)</u>	<u>[[n/a]] 25%</u>	<u>[[n/a]] 25%</u>	<u>25%</u>	<u>25%</u>
2. <u>Lot and Density</u>				
<u>Lot (min)</u>				
<u>[[Lot area (per unit)]]</u>			<u>[[2,000]] 1,500 SF</u>	
<u>Average lot area per unit</u>	<u>8,000 SF</u>	<u>5,000 SF</u>		<u>n/a</u>
<u>Lot width at front building line</u>	<u>Determined at site plan</u>	<u>Determined at site plan</u>	<u>Determined at site plan</u>	<u>Determined at site plan</u>
<u>Lot width at front lot line</u>	<u>15'</u>	<u>Determined at site plan</u>	<u>Determined at site plan</u>	<u>n/a</u>
<u>Frontage on street or open space</u>	<u>Required, except as exempt under Chapter 50</u>	<u>Required, except as exempt under Chapter 50</u>	<u>Required, except as exempt under Chapter 50</u>	<u>Required, except as exempt under Chapter 50</u>
<u>Density (max)</u>				
<u>The density allowed for any application is 1.25 FAR.</u>				
<u>Coverage (max)</u>				
<u>Lot</u>	<u>25%</u>	<u>25%</u>	<u>n/a</u>	<u>n/a</u>
<u>Specification for Lot and Density</u>				
<u>Lot width at the front building line and setback requirements may be reduced under Section 4.4.3.</u>				
3. <u>Placement</u>				
<u>Principal Building Setbacks (min)</u>				
<u>Front setback</u>	<u>40'</u>	<u>40'</u>	<u>40'</u>	<u>40'</u>

Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	40'	40'	40'	40'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'	15'	15'	15'
Side setback, including end unit	12'	12'	12'	12'
Rear setback	30'	30'	30'	30'
Specification for Principal Building Setbacks				
Development may have to satisfy Section 4.4.1.A, Established Building Line.				
Accessory Structure Setbacks (min)				
Front setback	65'	65'	65'	65'
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	40'	40'	40'	40'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'	15'	15'	15'
Side setback	12'	12'	12'	12'
Rear setback, on a corner lot where abutting lot fronts on the side street and is in a Residential Detached zone	12'	12'	12'	12'
Rear setback, if not otherwise addressed	7'	7'	7'	7'
Specification for Accessory Structure Setbacks				
a. Where the principal building on a lot is a duplex or triplex, the cumulative footprint of all accessory buildings on that lot may not exceed 50% of the footprint of the principal building or 600 square feet, whichever is greater. This Subsection does not apply to Section 3.3.3.C, Detached Accessory Dwelling Unit. Buildings for an agricultural use are exempt from this size restriction.				
b. Any accessory building or structure used for the housing, shelter, or sale of animals or fowl other than a household pet must be a minimum of 25' from a lot line and a minimum of 100' from a dwelling on another lot.				
4. Height				
Height (max)				
Principal building, measured to highest point of any roof	40'	40'	40'	40'
Accessory structure	35'	35'	35'	35'
5. Form				
Allowed Building Elements				
Gallery/Awning	n/a	n/a	n/a	n/a

Porch/Stoop	<u>yes</u>	<u>yes</u>	<u>yes</u>	<u>yes</u>
Balcony	<u>yes</u>	<u>yes</u>	<u>yes</u>	<u>yes</u>
6. Buildings used for Agriculture Associated with Farming				
<u>Specification for Buildings used for Agriculture Associated with Farming</u>				
A building used for agriculture associated with Farming must satisfy the standards of an accessory structure, except that the maximum building height is 40’.				

Section 4.4.8. Residential - 90 Zone (R-90)

* * *

C. R-90 Zone, Optional Method Development Standards

	MPDU Development			Cluster Development		
1. Site	Detached House	Duplex	<u>Triplex or Townhouse</u>	Detached House	Duplex	<u>Triplex or Townhouse</u>

D. R-90 Zone, Workforce Housing Development Standards

	Duplex	Triplex	Townhouse	Apartment
1. Site				
<u>Dimensions (min)</u>				
Usable area	9,000 SF	9,000 SF	9,000 SF	9,000 SF
Site coverage (max)	[[n/a]] 30%	[[n/a]] 30%	30%	30%
2. Lot & Density				
<u>Dimensions (min)</u>				
[[Lot area (per unit)]]				
Average lot area per unit	4,500 SF	3,000 SF	1,200 SF	n/a
Lot width at front building line	35’	Determined at site plan	Determined at site plan	n/a
Lot width at front lot line	15’	Determined at site plan	Determined at site plan	n/a
Frontage on street or open space	Required, except as exempt under Chapter 50	Required, except as exempt under Chapter 50	Required, except as exempt under Chapter 50	Required, except as exempt under Chapter 50
<u>Density (max)</u>				
The density allowed for any application is 1.25 FAR.				
<u>Coverage (max)</u>				
Lot	30%	30%	n/a	n/a
<u>Specification for Lot and Density</u>				
Lot width at the front building line and setback requirements may be reduced under Section 4.4.3.				
3. Placement				
<u>Principal Building Setbacks (min)</u>				
Front setback	30’	20’	20’	20’
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	30’	20’	20’	20’

Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'	10'	10'	10'
Side setback, including end unit	8'	6'	6'	6'
Rear setback	25'	20'	20'	20'
Specification for Principal Building Setbacks				
Development may have to satisfy Section 4.4.1.A, Established Building Line.				
Accessory Structure Setbacks (min)				
Front setback, behind the front building line	10'	10'	10'	10'
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	30'	20'	20'	20'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'	10'	10'	10'
Side setback, including end unit	5'	5'	5'	5'
Rear setback, on a corner lot where abutting lot fronts on the side street and is in a Residential Detached zone	10'	10'	10'	10'
Rear setback, if not otherwise addressed	5'	5'	5'	5'
Specification for Accessory Structure Setbacks				
<p>a. For any accessory structure with a height greater than 15', the minimum side and rear setback must be increased at a ratio of 2' of additional setback for each foot of height in excess of 15.</p> <p>b. For any accessory structure with a length along a rear or side lot line that is longer than 24', the minimum side or rear setback must be increased at a ratio of 2' for every 2' that the dimension exceeds 24 linear feet. A swimming pool is exempt from this limit.</p> <p>c. Where the principal building on a lot is a duplex or triplex, the cumulative footprint of all accessory buildings on that lot may not exceed 50% of the footprint of the principal building or 600 square feet, whichever is greater. This Subsection does not apply to Section 3.3.3.C, Detached Accessory Dwelling Unit. Buildings for an agricultural use are exempt from this size restriction.</p> <p>d. Any accessory building or structure used for the housing, shelter, or sale of animals or fowl other than a household pet must be a minimum of 25' from a lot line and a minimum of 100' from a dwelling on another lot.</p>				
4. Height				
Height (max)				
Principal building, measured to highest point of any roof	40'	40'	40'	40'
Accessory structure	25'	25'	25'	25'
5. Form				
Allowed Building Elements				
Gallery/Awning	n/a	n/a	n/a	n/a

Porch/Stoop	<u>yes</u>	<u>yes</u>	<u>yes</u>	<u>yes</u>
Balcony	<u>yes</u>	<u>yes</u>	<u>yes</u>	<u>yes</u>
6. Buildings used for Agriculture Associated with Farming				
<u>Specification for Buildings used for Agriculture Associated with Farming</u>				
A building used for agriculture associated with Farming must satisfy the standards of an accessory structure, except that the maximum building height is 40’.				

Section 4.4.9. Residential - 60 Zone (R-60)

* * *

C. R-60 Zone, Optional Method Development Standards

	MPDU Development			Cluster Development		
1. Site	Detached House	Duplex	<u>Triplex or Townhouse</u>	Detached House	Duplex	<u>Triplex or Townhouse</u>

D. R-60 Zone, Workforce Housing Development Standards

	Duplex	Triplex	Townhouse	Apartment
1. Site				
<u>Dimensions (min)</u>				
<u>Usable area</u>	<u>6,000 SF</u>	<u>6,000 SF</u>	<u>6,000 SF</u>	<u>6,000 SF</u>
<u>Site coverage (max)</u>	<u>[[n/a]] 35%</u>	<u>[[n/a]] 35%</u>	<u>35%</u>	<u>35%</u>
2. Lot				
<u>Dimensions (min)</u>				
<u>[[Lot area (per unit)]]</u>				
<u>Average lot area per unit</u>	<u>3,000 SF</u>	<u>2,000 SF</u>	<u>1,000 SF</u>	<u>n/a</u>
<u>Lot width at front building line</u>	<u>30’</u>	<u>Determined at site plan</u>	<u>Determined at site plan</u>	<u>n/a</u>
<u>Lot width at front lot line</u>	<u>15’</u>	<u>Determined at site plan</u>	<u>Determined at site plan</u>	<u>n/a</u>
<u>Frontage on street or open space</u>	<u>Required, except as exempt under Chapter 50</u>	<u>Required, except as exempt under Chapter 50</u>	<u>Required, except as exempt under Chapter 50</u>	<u>Required, except as exempt under Chapter 50</u>
<u>Density (max)</u>				
The density allowed for any application is 1.25 FAR.				
<u>Coverage (max)</u>				
<u>Lot</u>	<u>35%</u>	<u>35%</u>	<u>n/a</u>	<u>n/a</u>
<u>Specification for Lot and Density</u>				
a. <u>Lot width at the front building line and setback requirements may be reduced under Section 4.4.3.</u>				
b. <u>The lot coverage maximum does not apply to Religious Assembly.</u>				
3. Placement				
<u>Principal Building Setbacks (min)</u>				
<u>Front setback</u>	<u>25’</u>	<u>20’</u>	<u>20’</u>	<u>20’</u>
<u>Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone</u>	<u>25’</u>	<u>20’</u>	<u>20’</u>	<u>20’</u>

Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'	10'	10'	10'
Side setback, including end unit	8'	6'	6'	6'
Rear setback	20'	20'	20'	20'
Specification for Principal Building Setbacks				
Development may have to satisfy Section 4.4.1.A, Established Building Line.				
Accessory Structure Setbacks (min)				
Front setback, behind the front building line	10'	10'	10'	10'
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	25'	20'	20'	20'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'	10'	10'	10'
Side setback, including end unit	5'	5'	5'	5'
Rear setback, on a corner lot where abutting lot fronts on the side street and is in a Residential Detached zone	10'	10'	10'	10'
Rear setback, if not otherwise addressed	5'	5'	5'	5'
Specification for Accessory Structure Setbacks				
<p>a. For any accessory structure with a height greater than 15', the minimum side and rear setback must be increased at a ratio of 2' of additional setback for each foot of height in excess of 15.</p> <p>b. For any accessory structure with a length along a rear or side lot line that is longer than 24', the minimum side or rear setback must be increased at a ratio of 2' for every 2' that the dimension exceeds 24 linear feet. A swimming pool is exempt from this limit.</p> <p>c. Where the principal building on a lot is a duplex or triplex, the cumulative footprint of all accessory buildings on that lot may not exceed 50% of the footprint of the principal building or 600 square feet, whichever is greater. This Subsection does not apply to Section 3.3.3.C, Detached Accessory Dwelling Unit. Buildings for an agricultural use are exempt from this size restriction.</p> <p>d. Any accessory building or structure used for the housing, shelter, or sale of animals or fowl other than a household pet must be a minimum of 25' from a lot line and a minimum of 100' from a dwelling on another lot.</p>				
4. Height				
Height (max)				
Principal building, measured to highest point of any roof	40'	40'	40'	40'
Accessory structure	20'	20'	20'	20'
5. Form				
Allowed Building Elements				
Gallery/Awning	n/a	n/a	n/a	n/a

Porch/Stoop	<u>yes</u>	<u>yes</u>	<u>yes</u>	<u>yes</u>
Balcony	<u>yes</u>	<u>yes</u>	<u>yes</u>	<u>yes</u>
6. Buildings used for Agriculture Associated with Farming				
Specification for Buildings used for Agriculture Associated with Farming				
A building used for agriculture associated with Farming must satisfy the standards of an accessory structure, except that the maximum building height is 40'.				

Section 4.4.10. Residential - 40 Zone (R-40)

* * *

C. R-40 Zone, Optional Method Development Standards

	MPDU Development		
1. Site	Detached House	Duplex	Triplex or Townhouse

D. R-40 Zone, Workforce Housing Development Standards

	<u>Duplex</u>	<u>Triplex</u>	<u>Townhouse</u>	<u>Apartment</u>
1. Site				
Dimensions (min)				
Usable area	6,000 SF	6,000 SF	6,000 SF	6,000 SF
Site coverage (max)	[[n/a]] 40%	[[n/a]] 40%	40%	40%
2. Lot & Density				
Dimensions (min)				
[[Lot area (per unit)]] Average lot area per unit	3,000 SF	2,000 SF	1,000 SF	n/a
Lot width at front building line	30'	Determined at site plan	Determined at site plan	n/a
Lot width at front lot line	15'	Determined at site plan	Determined at site plan	n/a
Frontage on street or open space	Required, except as exempt under Chapter 50	Required, except as exempt under Chapter 50	Required, except as exempt under Chapter 50	Required, except as exempt under Chapter 50
Density (max)				
The density allowed for any application is 1.25 FAR.				
Coverage (max)				
Lot	40%	40%	n/a	n/a
Specification for Lot and Density				
Lot width at the front building line and setback requirements may be reduced under Section 4.4.3.				
3. Placement				
Principal Building Setbacks (min)				
Front setback	25'	20'	20'	20'
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	25'	20'	20'	20'

Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'	10'	10'	10'
Side setback, including end unit	8'	6'	6'	6'
Rear setback	20'	15'	15'	15'
Specification for Principal Building Setbacks				
Development may have to satisfy Section 4.4.1.A, Established Building Line.				
Accessory Structure Setbacks (min)				
Front setback, behind the front building line	10'	10'	10'	10'
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	25'	20'	20'	20'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'	10'	10'	10'
Side setback	5'	5'	5'	5'
Rear setback, on a corner lot where abutting lot fronts on the side street and is in a Residential Detached zone	10'	10'	10'	10'
Rear setback, if not otherwise addressed	5'	5'	5'	5'
Specification for Accessory Structure Setbacks				
a. For any accessory structure with a height greater than 15', the minimum side and rear setback must be increased at a ratio of 2' of additional setback for each foot of height in excess of 15.				
b. For any accessory structure with a length along a rear or side lot line that is longer than 24', the minimum side or rear setback must be increased at a ratio of 2' for every 2' that the dimension exceeds 24 linear feet. A swimming pool is exempt from this limit.				
c. Where the principal building on a lot is a duplex or triplex, the cumulative footprint of all accessory buildings on that lot may not exceed 50% of the footprint of the principal building or 600 square feet, whichever is greater. This Subsection does not apply to Section 3.3.3.C, Detached Accessory Dwelling Unit. Buildings for an agricultural use are exempt from this size restriction.				
d. Any accessory building or structure used for the housing, shelter, or sale of animals or fowl other than a household pet must be a minimum of 25' from a lot line and a minimum of 100' from a dwelling on another lot.				

4. Height**Height (max)**

Principal building, measured to highest point of any roof	40'	40'	40'	40'
Accessory structure	20'	20'	20'	20'

5. Form**Allowed Building Elements**

Gallery/Awning	n/a	n/a	n/a	n/a
Porch/Stoop	yes	yes	yes	yes
Balcony	yes	yes	yes	yes

6. Buildings used for Agriculture Associated with Farming**Specification for Buildings used for Agriculture Associated with Farming**

A building used for agriculture associated with Farming must satisfy the standards of an accessory structure, except that the maximum building height is 40'.

* * *

Section 4.4.11. Townhouse Low Density Zone (TLD)

* * *

B. TLD Zone, Standard Method Development Standards

1. Site	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone	Duplex - Side	Duplex - Over	<u>Triplex or Townhouse</u>
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* * *

C. TLD Zone, Optional Method Development Standards

1. Site	MPDU Development		
	Detached House	Duplex	<u>Triplex or Townhouse</u>

* * *

Section 4.4.12. Townhouse Medium Density Zone (TMD)

* * *

B. TMD Zone, Standard Method Development Standards

1. Site	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone	Duplex - Side	Duplex - Over	<u>Triplex or Townhouse</u>
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C. TMD Zone, Optional Method Development Standards

	MPDU Development		
1. Site	Detached House	Duplex	<u>Triplex or Townhouse</u>

* * *

Section 4.4.13. Townhouse High Density Zone (THD)

* * *

B. THD Zone, Standard Method Development Standards

1. Site	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone	Duplex - Side	Duplex - Over	<u>Triplex or Townhouse</u>
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* * *

C. THD Zone, Optional Method Development Standards

	MPDU Development		
1. Site	Detached House	Duplex	<u>Triplex or Townhouse</u>

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Section 4.4.14. Residential Multi-Unit Low Density - 30 Zone (R-30)

* * *

B. R-30 Zone, Standard Method Development Standards

1. Site	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone	Duplex - Side	Duplex - Over	<u>Triplex or Townhouse</u>	Apartment
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C. R-30 Zone, Optional Method Development Standards

	MPDU Development			
1. Site	Detached House	Duplex	<u>Triplex or Townhouse</u>	Apartment

* * *

Section 4.4.15. Residential Multi-Unit Medium Density - 20 Zone (R-20)

* * *

B. R-20 Zone, Standard Method Development Standards

1. Site	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone	Duplex - Side	Duplex - Over	<u>Triplex or Townhouse</u>	Apartment
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C. R-20 Zone, Optional Method Development Standards

	MPDU Development			
1. Site	Detached House	Duplex	<u>Triplex or Townhouse</u>	Apartment

* * *

Section 4.4.16. Residential Multi-Unit High Density - 10 Zone (R-10)

* * *

B. R-10 Zone, Standard Method Development Standards

1. Site	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone	Duplex - Side	Duplex - Over	<u>Triplex or Townhouse</u>	Apartment
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C. R-10 Zone, Optional Method Development Standards

	MPDU Development			
1. Site	Detached House	Duplex	<u>Triplex or Townhouse</u>	Apartment

* * *

Sec. [[6]] 7. DIVISION 59-4.5 is amended as follows:

Division 4.5. Commercial/Residential Zones

* * *

Section 4.5.3. Standard Method Development

* * *

C. CRN, CRT, and CR Zones, Standard Method Development Standards

1. Site	Detached House	Duplex - Side	Duplex - Over	<u>Triplex or Townhouse</u>	Apartment	Multi Use	General
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Sec. [[7]]8. DIVISION 59-4.6 is amended as follows:

Division 4.6. Employment Zones

* * *

Section 4.6.3. Standard Method Development

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C. GR and NR Zones, Standard Method Development Standards

1. Site	Detached House	Duplex - Side	Duplex - Over	<u>Triplex or Townhouse</u>	Apartment	Multi Use	General
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D. LSC Zone, Standard Method Development Standards

1. Site	Detached House	Duplex - Side	Duplex - Over	<u>Triplex or Townhouse</u>	Apartment	Multi Use	General
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D. EOF Zone, Standard Method Development Standards

1. Site	Detached House	Duplex - Side	Duplex - Over	<u>Triplex or Townhouse</u>	Apartment	Multi Use	General
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Sec. 9. DIVISION 59-6.2 is amended as follows:

Division 6.2. Parking, Queuing, and Loading

* * *

Section 6.2.4. Parking Requirements

* * *

B. Vehicle Parking Spaces

277

USE or USE GROUP	Metric	AGRICULTURAL, RURAL RESIDENTIAL, RESIDENTIAL, AND INDUSTRIAL ZONES	Commercial/Residential and Employment Zones		
			Within a Parking Lot District or Reduced Parking Area	Outside a Parking Lot District or Reduced Parking Area	
		Baseline Minimum	Baseline Minimum	Baseline Maximum	Baseline Minimum
RESIDENTIAL					
HOUSEHOLD LIVING					
Single-Unit Living Two-Unit Living Townhouse Living	Dwelling Unit	2.00	1.00	2.00	2.00
Multi-Unit Living	Efficiency Dwelling Unit	1.00	1.00	1.00	1.00
	1 Bedroom Dwelling Unit	1.25	1.00	1.25	1.25
	2 Bedroom Dwelling Unit	1.50	1.00	1.50	1.50
	3+ Bedroom Dwelling Unit	2.00	1.00	2.00	2.00

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278

279 **Sec. [[8]] 10. Short title.** This zoning text amendment may be cited as part
280 of the “More Housing N.O.W. (New Options for Workers)” package.

281 **Sec. 11. Effective date.** The Planning Department must submit a biennial
282 impact report on December 1st, beginning December 1, 2027, and until December
283 1, 2037. The impact report must include input from the Department of
284 Transportation, the Department of Permitting Services, and the Department of
285 Housing and Community Affairs, where relevant. The report must include how
286 many applications under ZTA 25-02 have been applied for in the County, any
287 measurable impacts on traffic and stormwater management, the total number of units
288 built and the total number of workforce housing units, the number of parking waivers
289 requested and the number of parking waivers approved, the number of applications
290 that submitted a preliminary plan for subdivision, the number of demolition permits
291 approved for the construction of new single-family detached houses versus the
292 number of demolition permits approved for the construction of units under optional
293 method Workforce Housing Development, and any other data or analysis that the
294 Planning Department finds useful or relevant in studying the effectiveness and
295 impacts of ZTA 25-02.

296 **Sec. [[9]] 12. Effective date.** This ordinance becomes effective [[20 days
297 after the date of Council adoption]] on November 1, 2025.

This is a correct copy of Council action.

A handwritten signature in black ink, appearing to read 'Sara', is written above a horizontal line.

Sara R. Tenenbaum
Clerk of the Council