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"
Division 3.3.	"Residential Uses"
<u>Section 3.3.1.</u>	"Household Living"
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"
Section 4.1.5.	"Building Types in the Commercial/Residential, Employment, and
	Industrial Zones"

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

<u>Underlining</u> 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.

<u>Double underlining</u> 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:

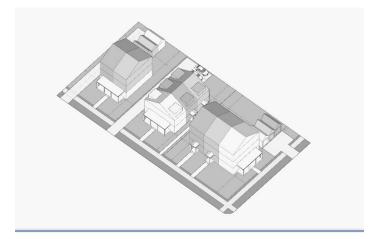
1	Sec. 1. DIVISION 59-1.4 is amended as follows:
2	Division 1.4. Defined Terms
3	* * *
4	Section 1.4.2. Specific Terms and Phrases Defined
5	In this Chapter, terms that are not specifically defined have their ordinary meaning.
6	The following words and phrases have the meanings indicated.
7	* * *
8	Base Density: The maximum FAR or number of dwelling units per acre permitted
9	by the zoning classification of a property without the use of optional method Cluster
10	Development, optional method MPDU Development, optional method Workforce
11	Housing Development, or TDR density increase or application of a Floating zone.
12	* * *
13	Triplex: See Section 4.1.3.C. and Section 4.1.5.C.
14	* * *
15	Usable Area: The area upon which the density of development is calculated in
16	optional method MPDU, [and] Cluster Development, and Workforce Housing
17	projects. If more than 50% of the tract is within environmental buffers, usable area
18	is calculated by deducting from the tract the incremental area of the environmental
19	buffer that exceeds 50%.
20	* * *
21	Sec. 2. DIVISION 59-3.1 is amended as follows:
22	Division 3.1. Use Table
23	* * *
24	Section 3.1.6. Use Table
25	The following Use Table identifies uses allowed in each zone. Uses may be modified
26	in Overlay zones under Division 4.9.

												Resid	dentia	al														
USE OR USE GROUP	Definition s and Standards	Ag	Ro	Rura esider				Resid	ential	Deta	ched			esident ownho	-	_	siden ulti-U		1	mmer esiden			Emplo	oymei	nt	lı	ndustri	ial
		AR	R	RC	RNC	RE- 2	RE- 2C	RE-1	R- 200		R-60	R- 40	TLD	TMD	THD	R-30	R-20	R-10	CRN	CRT	CR	GR	NR	LSC	EOF	IL	IM	IH
* * *																												
RESIDENTIAL																												
HOUSEHOLD LIVING	3.3.1																											
Single-Unit Living	3.3.1.B	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	L	L	L	L			
Two-Unit Living	3.3.1.C.				Р		L	L	L	L	L	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	L	L	L	L			
Townhouse Living	3.3.1.D.				Р	С	L/C	L/C	L/C	L/C	L/C	L/C	Р	Р	Р	Р	Р	Р	Р	Р	Р	L	L	L	L			
Multi-Unit Living	3.3.1.E.					С	С	С	[C] L/C	[C] L/C	[C] L/C	[C] L/C				Р	Р	Р	Р	Р	Р	L	L	L	L			
* * *									_		_	-																

29	* * *
30	Sec. 3. DIVISION 59-3.3 is amended as follows:
31	Division 3.3. "Residential Uses"
32	Section 3.3.1. "Household Living"
33	* * *
34	D. Townhouse Living
35	1. Defined
36	Townhouse Living means 3 or more dwelling units in a townhouse building or
37	triplex building type.
38	* * *
39	Sec. [[3]] $\underline{4}$ . DIVISION 59-4.1 is amended as follows:
40	Division 4.1. Rules for All Zones
41	* * *
42	Section 4.1.3. Building Types in the Agricultural, Rural Residential, and
43	Residential Zones
44	* * *
45	B. Duplex
46	A duplex is a building containing 2 principal dwelling units that may contain
47	ancillary nonresidential uses, such as a Home Occupation or Family Day Care.

#### 49 <u>C.</u> <u>Triplex</u>

- 50 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
- 52 <u>nonresidential</u> <u>uses, such as a Home Occupation or Family Day Care.</u>



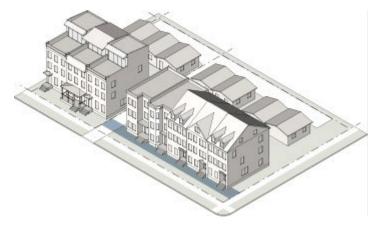
# 54 [C]D. Townhouse

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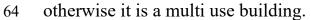
- A townhouse is a building containing [3] 4 or more dwelling units where each
- 56 dwelling unit is separated vertically by a party wall. A townhouse may contain
- 57 ancillary nonresidential uses, such as a Home Occupation or Family Day Care.

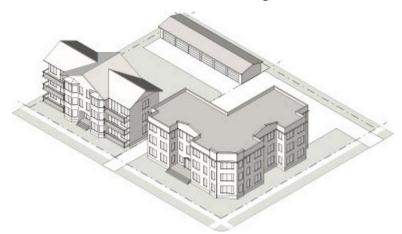


#### [D]E. Apartment Building

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

63 contain up to 10% of the gross floor area as Retail/Service Establishment uses,





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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

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	Triplex or Townhouse	Apartment Building
* * *				
Residential				
<b>Detached Zones</b>				
* * *				
Residential - 200		MPDU, TDR <u>,</u>	MPDU, TDR <u>,</u>	
(R-200)	A	<u>WFH</u>	<u>WFH</u>	TDR <u>, WFH</u>
Residential - 90		MPDU, CD,	MPDU, CD, TDR,	
(R-90)	A	TDR, WFH	WFH	TDR <u>, WFH</u>
Residential - 60		MPDU, CD,	MPDU, CD, TDR,	
(R-60)	A	TDR, WFH	<u>WFH</u>	TDR <u>, WFH</u>
Residential - 40				
(R-40)	A	A	MPDU <u>, WFH</u>	[] <u>WFH</u>

\* \* \*

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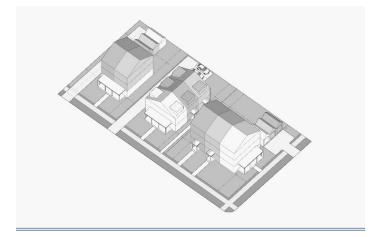
- 71 **KEY**[]: A = Allowed to accommodate permitted, limited, and conditional uses
- --= Not allowed
- 73 CD = Allowed as part of an optional method Cluster Development
- 74 MPDU = Allowed as part of an optional method MPDU Development
- 75 TDR = Allowed in a TDR Overlay zone as part of optional method TDR
- 76 Development under Section 4.9.15.B
- 77 WFH = Allowed as part of an optional method Workforce Housing Development
- 78 Section 4.1.5. Building Types in the Commercial/Residential, Employment, and
- 79 **Industrial Zones**

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\* \* \*

#### 81 **C. Triplex**

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

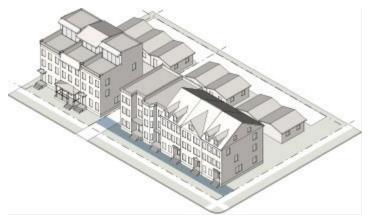


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## [[C]]<u>D</u>. Townhouse

- A townhouse is a building containing [[3]] 4 or more dwelling units where each
- 88 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.



 $[[D]]\underline{E}$ . **Apartment Building** 91

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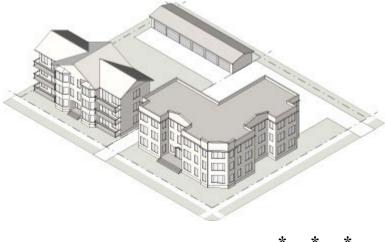
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An apartment building is a building containing [[3]] 4 or more dwelling units and horizontally arranged. In the Commercial/Residential and Employment zones, an [[An]] apartment may contain up to 10% of the gross floor area as Retail/Service Establishment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



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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:

	ached ouse	Duplex	<u>Triplex or</u> Townhouse	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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\* \* \*

# 107 Section 4.3.5. Rural Neighborhood Cluster Zone (RNC)

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C. RNC Zone, Standard Method Development Standards

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

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111

**E.** 

RNC Zone, Optional Method Development Standards

		MPDU Develo	pment
			<u>Triplex</u> or
1. Site	<b>Detached House</b>	Duplex	Townhouse

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

#### **Division 4.4. Residential Zones**

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\* \* \*

#### 116 Section 4.4.2. Optional Method Development

117 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,

119	TLD, TMD, THD, R-30, R-20, and R-10 zone allow development under optional
120	method MPDU Development. The R-200, R-90, R-60, and R-40 zone allow
121	development under optional method Workforce Housing Development.
122	* * *
123	C. Optional Method Workforce Housing Development
124	This optional method of development is permitted where workforce housing units
125	that satisfy Chapter 25B are included. Optional method Workforce Housing
126	Development allows additional building types and provides more flexibility in lot
127	<u>layout.</u>
128	1. Development Approval Procedure
129	Site plan approval under Section 7.3.4 is required.
130	2. Workforce Housing Development Across Different Zones
131	Optional method Workforce Housing Development may occur across
132	different zones under the following limitations:
133	<u>a.</u> The <u>differently zoned areas must be contiguous;</u>
134	<u>b.</u> <u>Uses and building types are governed by the zone;</u>
135	c. The site requirements in the optional method tables apply;
136	density and open space must be calculated as if each area were
137	developed individually; and
138	d. The allowed number of units and required open space may be
139	located without regard to the limits in the underlying zone.
140	3. Density and Usable Area
141	<u>a.</u> The maximum total residential FAR is 1.25.
142	b. Density is calculated on usable area within the tract.
143	4. Development Standards for Workforce Housing Projects

144	<u>a.</u>	An a	pplicant must provide at least 15% workforce housing units
145		<u>that</u>	satisfy Chapter 25B, with a minimum of one workforce
146		housi	ing unit for construction of 3 or more units.
147	<u>b.</u>	The 1	maximum height for all buildings is 40 feet.
148	<u>c.</u>	The r	minimum site size is the minimum lot size in the underlying
149		zone.	<u>.</u>
150	<u>d.</u>	Off-s	street parking must be located behind the front building line.
151	<u>e.</u>	Drive	eway access is limited to one driveway per street frontage
152		unles	s additional driveway access is approved by an appropriate
153		agen	cy with jurisdiction over the right-of-way. An applicant with
154		<u>a sha</u>	ared driveway must provide a signed agreement from the
155		neigh	boring property owner who shares the driveway agreeing
156		to co	ntinued use of the shared driveway or meet the requirements
157		for a	new driveway.
158	<u>f.</u>	Deve	elopment under this method is prohibited on through lots and
159		<u>flag l</u>	ots.
160	<u>g.</u>	The 1	minimum parking requirement under Division 6.2 may be
161		reduc	ced by the Planning Board by up to one parking space per
162		<u>unit i</u>	<u>f:</u>
163		<u>i.</u>	the property is in the R-60 or R-40 zone;
164		<u>ii.</u>	the application is for 3 or more units;
165		<u>iii.</u>	there was no assemblage of lots under Chapter 50; and
166		<u>iv.</u>	the property is within ½ mile of a Metro station or Purple
167			Line station, or within 1/4 mile of an existing Bus Rapid
168			Transit station or a Bus Rapid Transit station that has been
169			funded for construction in the 6-year CIP at the time of
170			application.

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171	<u>5.</u>	<u>Appli</u>	icable Co	<u>rrido</u> i	<u>rs</u>				
172		<u>a.</u>	The front	t lot lin	ne <u>of al</u>	<u> 1 lots o</u>	r parcels	included in a	n application's
173			tract m	<u>ust</u> <u>a</u>	<u>but</u> <u>a</u>	[[ <u>Bo</u>	ulevard,	<u>Downtown</u>	Boulevard,]]
174			Downtow	vn St	reet[[,	<u>Town</u>	Center	Boulevard,	or Controlled
175			Major H	ighwa	<u>y,]] or</u>	any of	the Bou	levard-street	classifications,
176			as define	<u>d by (</u>	Chapte	<u> 49, as</u>	amende	<u>ed.</u>	
177		<u>b.</u>	The wid	<u>th of 1</u>	the ma	ster-pla	anned ri	ght-of-way n	nust be greater
178			<u>than</u> 100	feet.					
179		<u>c.</u>	The righ	t-of-w	<u>ay</u> mu	ıst <u>hav</u>	e at leas	st 3 existing	vehicle travel
180			<u>lanes.</u>						
181	<u>6.</u>	<u>Dedic</u>	cated Lan	<u>d</u>					
182	Land	l dedica	ted to pub	olic us	e for a	school	or park	site may be	included in the
183	calcu	ılation o	of the der	nsity c	of deve	elopme	nt if dev	velopment of	the remaining
184	land	satisfie	s Section	4.4.2	.C and	the op	otional r	nethod Work	force Housing
185	Deve	elopmer	<u>nt</u> standar	<u>ds.</u>					
186	<u>7.</u>	Comr	nunity W	ater <u>a</u>	and Se	ewer			
187	Deve	elopmer	<u>under</u>	<u>this</u>	meth	od is	prohib	ited unless	the resulting
188	deve	<u>lopmen</u>	t will be	conne	ected t	o comi	nunity y	water supply	and sewerage
189	syste	ems.							
190					*	* *			
191	Section 4.4	.5. Res	idential <b>I</b>	Estate	- 2C Z	Zone (F	RE-2C)		
192					*	* *			
193	D. RE-2	2C Zon	e, Option	al Me	ethod l	Develo	pment S	Standards	
			MPDU I	Develop	ment			Cluster Devel	opment
		Detac	hed		Trip	olex or			

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

House

**Duplex** 

1. Site

194

195

**Townhouse** 

**Detached House** 

196 \* \* \*

#### 197 D. RE-1 Zone, Optional Method Development Standards

	MP	DU Develop	ment	Cluster Development
	Detached		Triplex or	
1. Site	House	Duplex	Townhouse	<b>Detached House</b>

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

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# 201 C. R-200 Zone, Optional Method Development Standards

	MP	DU Developi	ment	Cluster Development
	Detached <u>Triplex or</u>			
1. Site	House	Duplex	Townhouse	<b>Detached House</b>

# D. R-200 Zone, Workforce Housing Development Standards

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

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r			r	T
Side street setback,				
abutting lot fronts on the				
side street and is in a				
Residential Detached zone	<u>40'</u>	<u>40'</u>	<u>40'</u>	<u>40'</u>
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 unit	12'	12'	12'	12'
Rear setback	30'	30'	30'	30'
Specification for Principal			<u>. 50</u>	, <u>50</u>
Development may have to sa			uilding Line	
Accessory Structure Setbac		.71, <u>Established</u> <u>De</u>	manig <u>Line.</u>	
Front setback	65'	65'	65'	<u>65'</u>
	<u> </u>	<u>UJ</u>	<u>UJ</u>	<u> </u>
Side street setback, abutting lot fronts on the				
side street and is in a				
	402	402	402	402
Residential Detached zone	<u>40'</u>	40'	40'	40'
Side street setback,				
<u>abutting lot does not front</u>				
on the side street or is not				
in a Residential Detached	1.71	1.53	1.51	1.53
zone	<u>15'</u>	<u>15'</u>	<u>15'</u>	15'
Side setback	<u>12'</u>	<u>12'</u>	<u>12'</u>	<u>12'</u>
Rear setback, on a corner				
lot where abutting lot				
fronts on the side street				
and is in a Residential				
Detached zone	<u>12'</u>	<u>12'</u>	<u>12'</u>	<u>12'</u>
Rear setback, if not				
otherwise addressed	<u>7'</u>	<u>7'</u>	<u>7'</u>	<u>7'</u>
Specification for Accessory	Structure Setbac	<u>ks</u>		
a. Where the principal build	<u>ling on a lot is a du</u>	iplex or triplex, the	<u>e cumulative footpri</u>	nt of all accessory
buildings on that lot may	not exceed 50% c	of the footprint of t	<u>he principal building</u>	g or 600 square
feet, whichever is greate				
<u>Dwelling Unit.</u> Building	s for an agricultura	<u>l use are exempt f</u>	rom this size restrict	ion.
<b>b.</b> Any accessory building	or structure used for	or the housing, she	elter, or sale of anima	als or fowl other
than a household pet mu				
dwelling on another lot.				<del></del>
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	<u> </u>	<u> </u>	<u> </u>	1 22
Allowed Building Elements		/	,	,
Gallery/Awning	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

Porch/Stoop	yes	<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'.

#### 203 **Section 4.4.8. Residential - 90 Zone (R-90)**

204 \* \* \*

206

#### 205 C. R-90 Zone, Optional Method Development Standards

	MP	DU Developm	ient	Cluster Development		
	Detached <u>Triples</u>		Triplex or	Detached	Triplex or	
1. Site	House	Duplex	Townhouse	House	Duplex	Townhouse

#### **D.** R-90 Zone, Workforce Housing Development Standards

	<b>Duplex</b>	<u>Triplex</u>	Townhouse	<b>Apartment</b>
1. Site				
Dimensions (min)				
<u>Usable area</u>	<u>9,000 SF</u>	<u>9,000 SF</u>	<u>9,000 SF</u>	<u>9,000</u> <u>SF</u>
Site coverage (max)	[[ <u>n/a]] 30%</u>	[[ <u>n/a</u> ]] <u>30%</u>	<u>30%</u>	<u>30%</u>
2. Lot & Density				
Dimensions (min)				
[[Lot area (per unit)]]				
Average lot area per unit	<u>4,500 SF</u>	<u>3,000 SF</u>	<u>1,200 SF</u>	<u>n/a</u>
Lot width at front building		Determined at	Determined at	
line	35'	site plan	site plan	<u>n/a</u>
		Determined at	Determined at	
Lot width at front lot line	<u>15'</u>	site plan	site plan	<u>n/a</u>
	Required,	Required,		
	except as	except as	Required, except	Required, except
Frontage on street or open	exempt under	exempt under	as exempt under	as exempt under
space	Chapter 50	Chapter 50	Chapter 50	Chapter 50
Density (max)				
The density allowed for any a	application is 1.25	<u>FAR.</u>		
Coverage (max)	200/	200/	, , , , , , , , , , , , , , , , , , ,	,
Lot	30%	<u>30%</u>	<u>n/a</u>	<u>n/a</u>
Specification for Lot and Do			1 1 1 1 6	
Lot width at the front building	g line and setback	<u>x requirements may</u>	y be reduced under S	<u>section 4.4.3.</u>
3. Placement				
Principal Building Setbacks		201	201	201
Front setback	30'	<u>20'</u>	20'	20'
Side street setback, abutting				
lot fronts on the side street				
and is in a Residential	20,	20,	20,	20,
Detached zone	<u>30'</u>	<u>20'</u>	20'	<u>20'</u>

Side street setheels abutting	-			T
Side street setback, abutting	ś			
lot does not front on the				
side street or is not in a	15'	10'	10'	10'
Residential Detached zone	<del></del>	10_	10_	10_
Side setback, including end	8'	<i>(</i> )	<i>(</i> ;	6,
unit	<del></del>	<u>6'</u>	<u>6'</u>	6'
Rear setback	25'	20'	20'	20'
Specification for Principa		*****	'1 1' T'	
Development may have to s		I.A, Established B	uilding Line.	
Accessory Structure Setba	acks (min)	T	T	T
Front setback, behind the				
front building line	10'	<u>10'</u>	<u>10'</u>	<u>10'</u>
Side street setback, abutting	) <del>)</del>			
lot fronts on the side street				
and is in a Residential				
Detached zone	<u>30'</u>	<u>20'</u>	<u>20'</u>	<u>20'</u>
Side street setback, abutting	7			
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	<u>5'</u>	<u>5'</u>	5'	<u>5'</u>
Rear setback, on a corner				
lot where abutting lot fronts				
on the side street and is in a	1			
Residential Detached zone	10'	10'	10'	10'
Rear setback, if not				
otherwise addressed	5'	5'	5'	5'
Specification for Accessor		_	. <u>-</u>	<u> </u>
a. For any accessory struc	***************************************	<del></del>	e minimum side and	l rear sethack must
be increased at a ratio of				
<b>b.</b> For any accessory structure	<del></del>			<del></del>
minimum side or rear so				
exceeds 24 linear feet.				difficusion
				int of all accessory
<u>c.</u> Where the principal buildings on that lot ma				
feet, whichever is great				•
Dwelling Unit. Buildin				
d. Any accessory building				
than a household pet m		<u>of 25° from a lot lii</u>	<u>ne and a minimum o</u>	of 100' from a
dwelling on another lot	<u>.</u>			
4. Height				
Height (max)	<del>-</del>	·	·	
Principal building,				
measured to highest point				
of any roof	<u>40'</u>	<u>40'</u>	<u>40'</u>	<u>40'</u>
Accessory structure	25'	25'	25'	25'
5. Form	<del></del>	· —	· ——	·
Allowed Building Elemen	ts			
Gallery/Awning	<u>n/a</u>	n/a	n/a	n/a
Guiler y/1 Willing	<u>11/ a</u>	<u>11/ a</u>	11/α	<u>11/ a</u>

Porch/Stoop	yes	yes	<u>yes</u>	<u>yes</u>
<u>Balcony</u>	<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'.

#### 207 **Section 4.4.9. Residential - 60 Zone (R-60)**

208 \* \* \*

210

#### 209 C. R-60 Zone, Optional Method Development Standards

	MP	DU Developm	nent	Cluster Development		
	Detached <u>Triplex</u>		Triplex or	Detached	Triplex or	
1. Site	House	Duplex	Townhouse	House	Duplex	Townhouse

# D. R-60 Zone, Workforce Housing Development Standards

	<b>Duplex</b>	<u>Triplex</u>	Townhouse	<b>Apartment</b>			
<u>1. Site</u>							
Dimensions (min)							
<u>Usable</u> <u>area</u>	<u>6,000 SF</u>	<u>6,000 SF</u>	<u>6,000 SF</u>	<u>6,000 SF</u>			
Site coverage (max)	[[ <u>n/a]] 35%</u>	[[ <u>n/a</u> ]] <u>35%</u>	<u>35%</u>	<u>35%</u>			
2. <u>Lot</u>							
Dimensions (min)							
[[Lot area (per unit)]]							
Average lot area per unit	3,000 SF	<u>2,000 SF</u>	<u>1,000 SF</u>	<u>n/a</u>			
Lot width at front building		Determined at	Determined at				
line	<u>30'</u>	site plan	site plan	<u>n/a</u>			
		Determined at	Determined at				
Lot width at front lot line	<u>15'</u>	site plan	site plan	<u>n/a</u>			
	Required,	Required,					
	except as	except as	Required, except	Required, except			
Frontage on street or open	exempt under	exempt under	as exempt under	as exempt under			
space	Chapter 50	Chapter 50	Chapter 50	Chapter 50			
Density (max)	1: .:						
The density allowed for any a	application is 1.23	<u> FAR.</u>					
Coverage (max)	2.50/	2.50/	Ţ.,	,			
Lot	35%	<u>35%</u>	<u>n/a</u>	<u>n/a</u>			
Specification for Lot and Do		h 1		I C			
a. Lot width at the front buil	······································			ier Section 4.4.3.			
b. The lot coverage maximu	m does not appry	to Religious Asse	embry.				
3. Placement	(						
Principal Building Setbacks	······································	202	202	202			
Front setback	<u>25'</u>	<u>20'</u>	20'	20'			
Side street setback, abutting							
lot fronts on the side street							
and is in a Residential Detached zone	25'	20'	20'	20'			
Detaction Zolle	<u> </u>	<u> 40 </u>	<u> </u>	<u> </u>			

Side street setback, abutting						
lot does not front on the						
side street or is not in a						
Residential Detached zone	<u>15'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>		
Side setback, including end						
<u>unit</u>	<u>8'</u>	<u>6'</u>	<u>6'</u>	<u>6'</u>		
Rear setback	<u>20'</u>	<u>20'</u>	<u>20'</u>	<u>20'</u>		
Specification for Principal I	Building Setback	<u>KS</u>				
Development may have to sat	isfy Section 4.4.	<u>1.A, Established Bu</u>	uilding Line.			
Accessory Structure Setbac	<u>ks (min)</u>					
Front setback, behind the						
front building line	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>		
Side street setback, abutting						
<u>lot fronts on the side street</u>						
and is in a Residential						
Detached zone	<u>25'</u>	<u>20'</u>	<u>20'</u>	<u>20'</u>		
Side street setback, abutting						
<u>lot does not front on the</u>						
side street or is not in a						
Residential Detached zone	<u>15'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>		
Side setback, including end						
<u>unit</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>		
Rear setback, on a corner						
lot where abutting lot fronts						
on the side street and is in a	101	101	101	101		
Residential Detached zone	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>		
Rear setback, if not	<b>~</b> .	<i>a</i> ,	<i>~</i> .	<i>5</i> .		
otherwise addressed	5'	5'	<u>5'</u>	<u>5'</u>		
Specification for Accessory		<del></del>		.1 1		
<u>a.</u> For any accessory structure						
be increased at a ratio of			······			
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 of than a household pet mus		•				
dwelling on another lot.	<u>t oe a millimulli (</u>	51 23 HOIII a 10t III	ic and a millimum of	<u> 100 110111 a</u>		
4. Height						
Height (max)						
meight (max)		<b>.</b>				

<u>40'</u> <u>20'</u>

n/a

<u>40°</u>

20'

<u>n/a</u>

<u>40'</u>

20'

<u>n/a</u>

<u>40°</u>

20'

n/a

Principal building,

Accessory structure

of any roof

**5. Form** 

Gallery/Awning

measured to highest point

**Allowed Building Elements** 

Porch/Stoop	yes	yes	yes	yes
<u>Balcony</u>	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'.

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

212 \* \* \*

#### 213 C. R-40 Zone, Optional Method Development Standards

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

#### 214 D. R-40 Zone, Workforce Housing Development Standards

	<u>Duplex</u> <u>Triplex</u>		Townhouse	<b>Apartment</b>
<u>1. Site</u>				
Dimensions (min)				
<u>Usable</u> <u>area</u>	<u>6,000</u> <u>SF</u>	<u>6,000 SF</u>	<u>6,000</u> <u>SF</u>	<u>6,000</u> <u>SF</u>
Site coverage (max)	[[ <u>n/a]] 40%</u>	[[ <u>n/a</u> ]] <u>40%</u> <u>40%</u>		<u>40%</u>
2. Lot & Density				
Dimensions (min)				
[[Lot area (per				
unit)]] Average lot				
area per unit	<u>3,000 SF</u>	<u>2,000 SF</u>	<u>1,000 SF</u>	<u>n/a</u>
Lot width at front		Determined at	Determined at	
<u>building line</u>	<u>30'</u>	site plan'	site plan	<u>n/a</u>
Lot width at front lot		Determined at	Determined at	
<u>line</u>	<u>15'</u>	site plan	site plan	<u>n/a</u>
	Required, except	Required, except	Required, except	Required, except
Frontage on street or	as exempt under	as exempt under	as exempt under	as exempt under
open space	Chapter 50	Chapter 50	Chapter 50	Chapter 50
Density (max)				
The density allowed for	or any application is	<u>1.25 FAR.</u>		
Coverage (max)				
<u>Lot</u>	<u>40%</u>	<u>40%</u>	<u>n/a</u>	<u>n/a</u>
<b>Specification</b> for Lot				
Lot width at the front	<u>building line and setl</u>	<u>back requirements m</u>	ay be reduced under	Section <u>4.4.3.</u>
3. Placement				
Principal Building Se	etbacks (min)			
Front setback	<u>25'</u>	<u>20'</u>	<u>20'</u>	<u>20'</u>
Side street setback,				
abutting lot fronts				
on the side street				
and is in a				
<u>Residential</u>				
Detached zone	<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				
<u>Residential</u>				
<u>Detached</u> zone	<u>15'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
Side setback,				
including end unit	<u>8'</u>	<u>6'</u>	<u>6'</u>	<u>6'</u>
Rear setback	<u>20'</u>	<u>15'</u>	<u>15'</u>	<u>15'</u>
Specification for Prin	ncipal Building Setb	acks_		
Development may have	ve to satisfy Section 4	.4.1.A, Established I	Building <u>Line.</u>	
Accessory Structure	Setbacks (min)		,	,
Front setback,				
behind the front				
building line	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
Side street setback,				
abutting lot fronts				
on the side street				
and is in a				
<u>Residential</u>				
Detached zone	<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				
<u>Residential</u>				
Detached zone	<u>15'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
Side setback	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>
Rear setback, on a				
corner lot where				
abutting lot fronts				
on the side street				
and is in a				
Residential	46:	46.	4.5.	1.5
Detached zone	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
Rear setback, if not				
otherwise addressed	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>

#### **Specification for Accessory Structure Setbacks**

- <u>a.</u> 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.
- 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.
- <u>d.</u> 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	<u>40'</u>	<u>40'</u>	<u>40'</u>	<u>40'</u>	
Accessory structure	<u>20'</u>	<u>20'</u>	<u>20'</u>	<u>20'</u>	
<u>5. Form</u>					
Allowed Building Ele	ements				
Gallery/Awning	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	
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 ag	riculture associated v	vith Farming must sa	atisfy the standards o	f an accessory	
structure, except that t	<u>he maximum building</u>	g <u>height is 40'.</u>		-	

215

\_ \_ \_ \_ \_\_\_

# 216 Section 4.4.11. Townhouse Low Density Zone (TLD)

217

218

#### B. TLD Zone, Standard Method Development Standards

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

\*

219

## 220 C. TLD Zone, Optional Method Development Standards

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

221

#### **Section 4.4.12. Townhouse Medium Density Zone (TMD)**

223

224

# B. TMD Zone, Standard Method Development Standards

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

225

## 226 C. TMD Zone, Optional Method Development Standards

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

228 Section 4.4.13. Townhouse High Density Zone (THD)

# B. THD Zone, Standard Method Development Standards

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

# C. THD Zone, Optional Method Development Standards

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

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

# B. R-30 Zone, Standard Method Development Standards

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

### C. R-30 Zone, Optional Method Development Standards

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

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

		* * *						
B. R-2	20 Zone, Standard Metho	d Develop	ment Stai	ndards				
1.64	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in	Duplex	Duplex	Triple				
1. Site	the zone	- Side * * *	- Over	Townhouse		Apartmer		
C. R-2	20 Zone, Optional Metho	d Developi	ment Stan	dards				
		MPDU De	evelopment					
			Triple					
1. Site	Detached House I	Ouplex	Townl	iouse	Apartment			
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	Triple Townh		Apartme		
C. R-1	10 Zone, Optional Metho							
	MPDU Development							
1. Site	Detached House I	Ouplex * * *		Triplex or Townhouse		Apartment		
Sec	c. [[6]] <u>7</u> . DIVISION 59-4	.5 is ameno	ded as foll	lows:				
Division •	4.5. Commercial/Residen	tial Zones						
		* * *						
Section 4	.5.3. Standard Method D	evelopmen	ıt					
		* * *						

1. Site	Detached House	Duplex - Side	Duplex - Over	Triplex or Townhouse	Apartment	Multi Use	Genera	
			*	* *				
S	sec. [[7]] <u>8</u> .	DIVISIO	N 59-4.6 i	s amended as	follows:			
Divisio	ո 4.6. Етլ	ployment	Zones					
			*	* *				
Section	4.6.3. Sta	ndard Mo	ethod Dev	elopment				
			*	* *				
C. (	GR and NI	R Zones, S	Standard 1	<b>Method Devel</b>	opment Star	dards		
	Detached	Duplex -	Duplex -	Triplex or		Multi		
1. Site	House	Side	Over *	Townhouse * *	Apartment	Use	Genera	
D. L	LSC Zone,	Standard	l Method	Development (	Standards			
1. Site	Detached House	Duplex - Side	Duplex - Over	Triplex or Townhouse	Apartment	Multi Use	Genera	
		•	*	* *	-			
D. E	EOF Zone,	Standard	d Method	Development	Standards			
1. Site	Detached House	Duplex - Side	Duplex - Over	Triplex or Townhouse	Apartment	Multi Use	Genera	
			*	* *				
S	Sec. 9. DIV	ISION 59	9-6.2 is am	ended as follo	ws:			
Division 6.2. Parking, Queuing, and Loading								
			*	* *				
Section	6.2.4. Par	king Req	uirements	S				
			*	* *				

		AGRICULTURAL,	Commercial/Residential and Employment Zones			
USE or USE GROUP	Metric	RURAL RESIDENTIAL, RESIDENTIAL, AND INDUSTRIAL 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	
	Efficiency Dwelling Unit	1.00	1.00	1.00	1.00	
Multi-Unit Living	1 Bedroom Dwelling Unit	1.25	1.00	1.25	1.25	
Trialit Cint Living	2 Bedroom Dwelling Unit	1.50	1.00	1.50	1.50	
	3+ Bedroom Dwelling Unit	2.00	1.00	2.00	2.00	

278 \* \* \*

Sec. [[8]] <u>10</u>. Short title. This zoning text amendment may be cited as part of the "More Housing N.O.W. (New Options for Workers)" package.

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

Sec. [[9]] <u>12</u>. Effective date. This ordinance becomes effective [[20 days after the date of Council adoption]] <u>on November 1, 2025</u>.

Ordinance No.: 20-20

This is a correct copy of Council action.

Sara R. Tenenbaum

Clerk of the Council