Agricultural Conservation Purpose
Affordable Housing
- Agriculture Advisory Committee briefing on AC Intent Statement in late February

- Discussion of comments & proposed changes at March ZAP meeting
Affordable Housing

CR Zones in White Flint, Wheaton, & GSSC:
- 414 acres previously zoned for only commercial/industrial uses in White Flint now mixed-use
- 8 sketch plans
- Total number of MPDUs > 900 MPDUs; bonus MPDUs > 150 units

CBDs (2006-2008):
- 7 out of 21 project plans provided > 12.5% MPDUs
- Total number of MPDUs < 120 units; bonus MPDUs < 20 units
- No BLTs required
Affordable Housing

- Current C-1, C-T, (C-2), C-O, C-P, H-M, O-M: 0 MPDUs

- C-1 & C-T:
  - 520 acres
  - If developed at 0.15 FAR residential w/1,000sf units: 425 MPDUs required

- C-2:
  - 502 acres
  - If developed at 0.75 FAR residential w/1,000sf units: 2,050 MPDUs required

- C-O, C-P, H-M, O-M:
  - 317 acres
  - If developed at 0.25 FAR residential w/1,000sf units: 431 MPDUs required

- Conversion to C/R: 2,906 MPDUs

Single-Use Zoning
Mixed-Use Zoning

- **TOMX-2 & TOMX-2/TDR:**
  - 201 acres
  - Conversion establishes maximum ceiling accommodating “density bonus units” recommended by master plan.
- **In Shady Grove Area:**
  - Total density ranges from CRT1.0 to CRT1.75;
  - Commercial density set at C0.25;
  - Residential ranges from R1.0 to R1.5;
  - Heights range from H60 to H160
- **Affordable housing recommendations will be priority public benefits**
- **TDRs**
  - Remains overlay zone w/optional method
  - Required to develop above base density up to zoning limit
- **Example:**
  - 1,812,161sf site with 26,000sf commercial
  - 530 base units up to 835 units = 1,670,000sf of various unit types averaging 2,000sf
  - CRT1.0 C0.25 R1.0 H60
Affordable Housing:
- 12 points per 1% MPDUs b/w 12.5% & 15%
- 2 points per 1% MPDUs > 15%

Criteria for Approval by Planning Board
- Recommendations, objectives & priorities of master plan
- Incentive Density Guidelines
- Size & configuration of tract
- Relationship of site to adjacent properties;
- Presence or lack of similar public benefits nearby; and
- Enhancements beyond required criteria.

28 of 35 public benefits have been used in 8 sketch plans
(Number of benefits remains the same for CR and CRT in Draft 59-6, not 44; energy conservation & generation were split into separate benefits)
Affordable Housing

Sketch Plan References

- 320110010: Mid-Pike Plaza
- 320110020: North Bethesda Gateway
- 320110030: North Bethesda II
- 320120010: Mallory Square
- 320120020: Hanover Shady Grove
- 320120030: 11141 Georgia Avenue
- 320120040: White Flint Mall Redevelopment
- 320120050: Camden Shady Grove

- Submittals & resolutions, if approved, detailing density, open space, uses, and public benefits are available at:

  http://www.montgomeryplanning.org/development/finder.shtm

  (Type in the application number & click “Search for Related Plans & Reports”.)
- Require 20% MPDUs
  - Rejected by PHED
  - \( \approx \$150,000 \) per unit + BLTs @ \$225,000 each

- Allow up to **40 points for 20% MPDUs**
  - Approved with ZTA

- Payments
  - Allow pay-in-lieu
  - Require commercial development to pay toward affordable housing
  - Need changes to Chapter 25A
  - Could be **incorporated in new Ordinance**
MPDU Optional Method - Existing

- Zones:
  - RE-2C, RE-1, R-200, R-150, R-90, R-60, R-40
  - R-30, R-20, R-10, RH
  - Mixed-use zones

- Building Types Currently Allowed in RE-2C, RE-1, R-200, R-90, R-60
  - One-family attached
  - One-family detached
  - One-family semi-detached
  - Townhouse

- Density (units per acre of useable area):

<table>
<thead>
<tr>
<th></th>
<th>RE-2C</th>
<th>RE-1</th>
<th>R-200</th>
<th>R-90</th>
<th>R-60</th>
<th>R-30</th>
<th>R-20</th>
<th>R-10</th>
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* 22% over 59-C-2.411(b)
Current usable area definition
- Deduct from the gross area of the tract:
  - Land indicated on the master plan of highways as a right-of-way with a width of 100 feet or more; and
  - All ultimate 100-year floodplain areas which, in the opinion of the planning board, would constitute an excessively high percentage of the total area of the tract.

Allow density to be calculated on gross tract?
- Consistent with all other zones that have density based on area
- Create more MPDUs and incentive to develop under optional method
MPDU Optional Method – Density

- Standard Method
  - Density is determined by lot size
  - Defacto units per acre:

<table>
<thead>
<tr>
<th>Development Method</th>
<th>RE-2C</th>
<th>RE-1</th>
<th>R-200</th>
<th>R-90</th>
<th>R-60</th>
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<tbody>
<tr>
<td>Standard (43,560/min lot size)</td>
<td>0.50</td>
<td>1.09</td>
<td>2.18</td>
<td>4.84</td>
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<td>MPDU Optional (table)</td>
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<td>1.22</td>
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(Existing multi-family zones allow 1.22 times standard method for 15% MPDUs.)

- Conform to Chapter 25A (1.22 times standard method for 15% MPDUs)?

<table>
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<th>R-90</th>
<th>R-60</th>
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<td>Potential MPDU Optional</td>
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<td>1.30</td>
<td>2.70</td>
<td>5.90</td>
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- Recommendations
  - Retained existing density in Draft 59-6.
  - Retain building types currently allowed
  - Decrease minimum lot sizes
  - Increase open space requirement
Accessory Apartments – Existing Standards

- Special Exception in single family residential and ag

- Special Exception
  - One per lot
  - Attached if ≤1 acre; detached allowed if > 1 acre in existing structure; detached allowed if ≥ 2 acres in new structure housing care-giver
  - Dwelling must be at least 5 years old
  - Occupant, ownership, & other uses restrictions
  - Entrance to apartment must retain appearance of dwelling
  - Modifications/improvements must be compatible with dwelling and context
  - Must be subordinate (up to 1,200sf if attached; lesser of 2,500sf or 50% of main dwelling floor area if detached)
  - No excessive concentration
  - 2 parking spaces unless adequate on-street parking is available
  - General conditional use criteria (MP consistency, compatibility, adverse effects, etc.)
## Accessory Apartments – Proposed C or L

- **Recommendation from Working Group on SEs**

- **Attached, Small (≤ 800sf)**
  - Limited Use in all zones (except industrial)

- **Attached, Large (≤ 1,200sf)**
  - Conditional Use in all Ag/Rural, RMD, and townhouse zones
  - Limited Use in RE, RLD, RHD, C/R, and E

- **Detached, Small (≤ 800sf)**
  - Conditional Use in all Ag/Rural, RMD, and townhouse zones
  - Limited Use in RE, RLD, RHD, C/R, and E

- **Detached, Large (≤ 1,200sf)**
  - Conditional Use in all Ag/Rural, RMD, and townhouse zones
  - Limited Use in RE, RLD, RHD, C/R, and E
Accessory Apartments – Proposed Standards

- **Attached, Defined**
  - A second dwelling unit that is part of the principal structure of a detached house building type

- **Detached, Defined**
  - A second dwelling unit located in a separate accessory a structure on the same lot as a detached house building type

- **Limited**
  - One per lot
  - Owner-occupied
  - Same address
  - Separate entrance on side/rear
  - One parking space
  - Spacing requirement
  - Size & occupancy limits

- **Conditional**
  - All limited criteria
  - General conditional use criteria (MP consistency, compatibility, adverse effects, etc.)