Montgomery County Council

Committee: PHP
Committee Review: At a future date
Staff: Livhu Ndou, Senior Legislative Attorney
Purpose: To receive testimony – no vote expected

AGENDA ITEMS #4 & #14
March 11, 2025
Public Hearing

SUBJECT

Zoning Text Amendment (ZTA) 25-02, Workforce Housing - Development Standards

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

EXPECTED ATTENDEES

Members of the public

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

To receive testimony – no vote expected

DESCRIPTION/ISSUE

ZTA 25-02 will allow additional residential building types in the R-40, R-60, R-90, and R-200 zones along certain corridors with a minimum percentage of workforce housing units.

SUMMARY OF KEY DISCUSSION POINTS

- ZTA 25-02 will allow duplexes, triplexes, townhouses, and apartment buildings in the R-40, R-60, R-90, and R-200 zones if along the following road types: Boulevard, Downtown Boulevard, Downtown Street, Town Center Boulevard, or Controlled Major Highway. A map is included in this staff report. The front lot line, typically indicated by the street address, must abut the applicable corridor.
- The corridor must be at least 100 feet wide and have 3 existing travel lanes.
- A table of the designated roadway segments is included in this staff report. An interactive map showing parcels that meet the eligibility requirements for the ZTA can be found here: mcatlas.org/housingnow.
- The maximum density is 1.25 FAR and the maximum height is 40 feet.
- 15% of the units, with a minimum of 1 workforce housing unit if an application has at least 3 units, must meet the requirements for workforce housing, which is defined as 120% average median income (AMI) in the County Code.
- ZTA 25-02 will also establish development standards that intend to allow for flexible development while maintaining existing lot coverages.
- A Planning, Housing, and Parks (PHP) Committee worksession is tentatively scheduled for March 31, 2025.

This report contains:

ZTA 25-02	© 1
Designated Roadway Segments Table	© 26
Letter from Lead Sponsors	© 35
Racial Equity & Social Justice (RESJ) Impact Statement	© 40
Climate Assessment	© 47
Planning Board Recommendation & Planning Staff Memorandum –	

The Planning Board reviewed this ZTA during its hearing on March 6, 2025. Therefore, the Board's recommendation was not received in time for the publishing of this staff report. However, the hearing can be viewed here: https://montgomeryplanningboard.org/agendas/.

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Ordinance No.: _____
Zoning Text Amendment No.: 25-02
Concerning: Workforce Housing – Development Standards
Revised: 1/29/2025 Draft No.: 1
Introduced: February 4, 2025
Public Hearing: March 11, 2025
Adopted: _____
Effective: _____

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

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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 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"
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

* * *

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.

* * *

Usable Area: The area upon which the density of development is calculated in optional method MPDU, **[**and**]** Cluster Development, 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%.

* * *

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	Definitions 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	IH
* * *																												
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	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	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	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 59-4.1 is amended as follows:

Division 4.1. Rules for All Zones

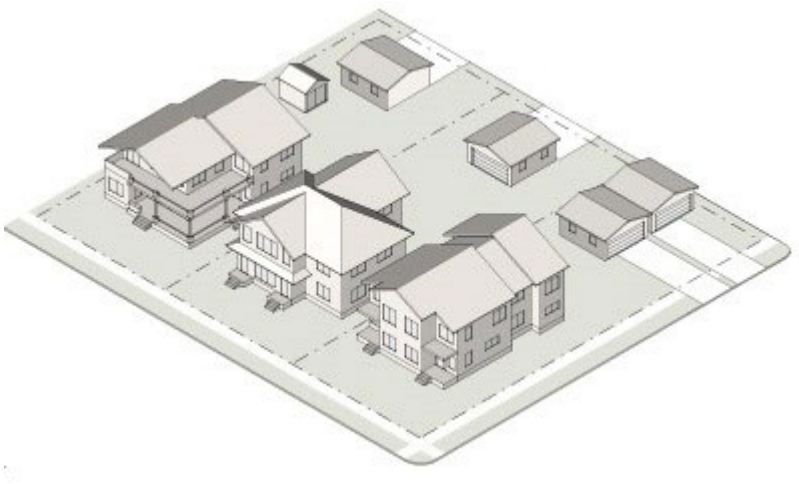
* * *

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

* * *

B. Duplex

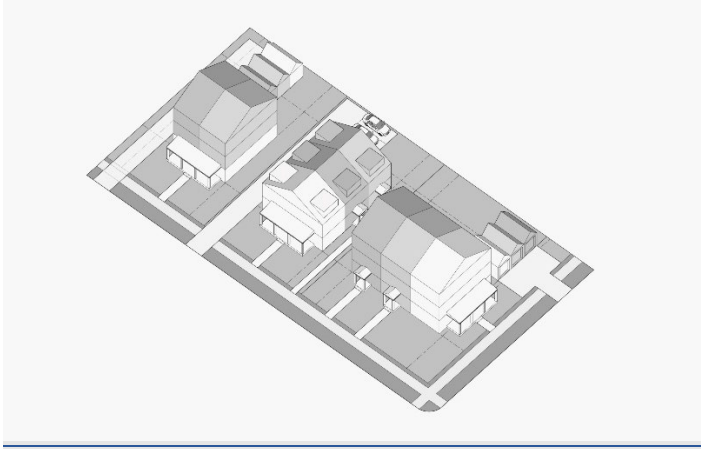
A duplex is a building containing 2 principal dwelling units that may contain ancillary nonresidential uses, such as a Home Occupation or Family Day Care.



C. Triplex

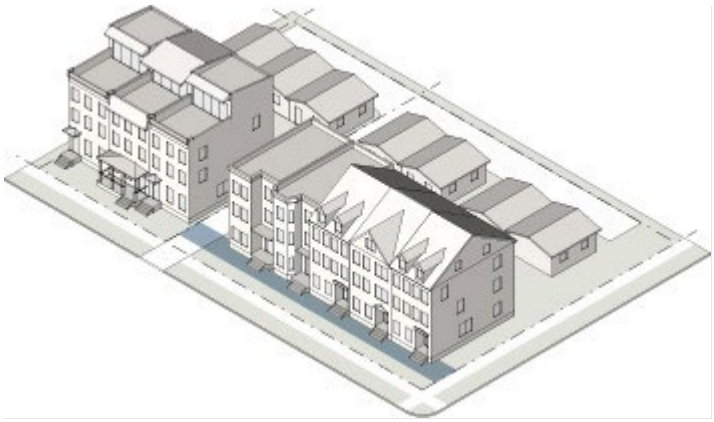
A triplex is a building containing 3 dwelling units where each dwelling unit is separated vertically or horizontally by a party wall. A triplex may contain ancillary

nonresidential uses, such as a Home Occupation or Family Day Care.



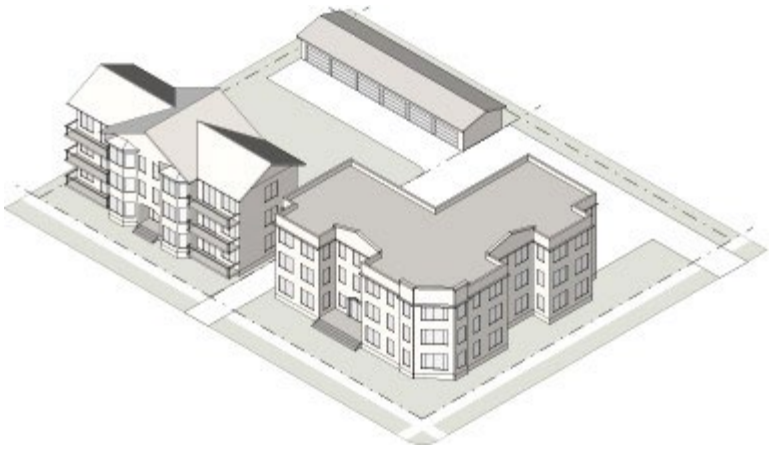
[C]D. Townhouse

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, R-10, 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] multi-use building.



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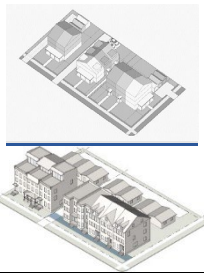
Section 4.1.4. Building Types Allowed by Zone in the Agricultural, Rural Residential, and Residential Zones

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

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

* * *

Sec. 4. DIVISION 59-4.3 is amended as follows:

Division 4.3. Rural Residential Zones

* * *

Section 4.3.5. Rural Neighborhood Cluster Zone (RNC)

* * *

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**	**Triplex or Townhouse**

* * *

E. RNC Zone, Optional Method Development Standards

	MPDU Development		
1. Site	**Detached House**	**Duplex**	**Triplex or Townhouse**

* * *

Sec. 5. 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.

5. Applicable Corridors

a. The front lot line must abut a Boulevard, Downtown Boulevard, Downtown Street, Town Center Boulevard, or Controlled Major Highway, as defined by Chapter 49.

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.

138 * * *

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

140 * * *

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

	MPDU Development			Cluster Development
1. Site	**Detached House**	**Duplex**	**Triplex or Townhouse**	**Detached House**

142 * * *

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

144 * * *

145 **D. RE-1 Zone, Optional Method Development Standards**

	MPDU Development			Cluster Development
1. Site	**Detached House**	**Duplex**	**Triplex or Townhouse**	**Detached House**

146 * * *

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

148 * * *

149 **C. R-200 Zone, Optional Method Development Standards**

	MPDU Development			Cluster Development
1. Site	**Detached House**	**Duplex**	**Triplex or Townhouse**	**Detached House**

150 **D. R-200 Zone, Workforce Housing Development Standards**

	Duplex	Triplex	Townhouse	Apartment
1. Site				
Dimensions (min)				
Usable area	16,000 SF	16,000 SF	16,000 SF	16,000 SF
Site coverage (max)	n/a	n/a	25%	25%
2. Lot and Density				
Lot (min)				
Lot area (per unit)	8,000 SF	5,000 SF	2,000 SF	n/a
Lot width at front building line	Determined at site plan	Determined at site plan	Determined at site plan	Determined at site plan
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	25%	25%	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	40’	40’	40’	40’
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	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 4.4.8. Residential - 90 Zone (R-90)

* * *

C. R-90 Zone, Optional Method Development Standards

	MPDU Development			Cluster Development		
1. Site	**Detached House**	**Duplex**	**Triplex or Townhouse**	**Detached House**	**Duplex**	**Triplex or Townhouse**

D. R-90 Zone, Workforce Housing Development Standards

	Duplex	Triplex	Townhouse	Apartment
1. Site				
Dimensions (min)				
Usable area	9,000 SF	9,000 SF	9,000 SF	9,000 SF
Site coverage (max)	n/a	n/a	30%	30%
2. Lot & Density				
Dimensions (min)				
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

Density (max)				
The density allowed for any application is 1.25 FAR.				
Coverage (max)				
Lot	30%	30%	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	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				
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	25'	25'	25'	25'
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 4.4.9. Residential - 60 Zone (R-60)

* * *

C. R-60 Zone, Optional Method Development Standards

	MPDU Development			Cluster Development		
1. Site	**Detached House**	**Duplex**	**Triplex or Townhouse**	**Detached House**	**Duplex**	**Triplex or Townhouse**

D. R-60 Zone, Workforce Housing Development Standards

	Duplex	**Triplex**	**Townhouse**	**Apartment**
1. Site				
Dimensions (min)				
Usable area	6,000 SF	6,000 SF	6,000 SF	6,000 SF
Site coverage (max)	n/a	n/a	35%	35%
2. Lot				
Dimensions (min)				
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	35%	35%	n/a	n/a
Specification for Lot and Density				
a. Lot width at the front building line and setback requirements may be reduced under Section 4.4.3.				
b. The lot coverage maximum does not apply to Religious Assembly.				
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’	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				
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 4.4.10. 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

	Duplex	**Triplex**	**Townhouse**	**Apartment**
1. Site				
Dimensions (min)				
Usable area	6,000 SF	6,000 SF	6,000 SF	6,000 SF
Site coverage (max)	n/a	n/a	40%	40%
2. Lot & Density				
Dimensions (min)				
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'.				

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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	Triplex or Townhouse

* * *

C. TLD Zone, Optional Method Development Standards

	MPDU Development		
1. Site	Detached House	Duplex	Triplex or Townhouse

* * *

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

171 * * *

172 **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	Triplex or Townhouse

173 * * *

174 **C. TMD Zone, Optional Method Development Standards**

	MPDU Development		
1. Site	Detached House	Duplex	Triplex or Townhouse

175 * * *

176 **Section 4.4.13. Townhouse High Density Zone (THD)**

177 * * *

178 **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	Triplex or Townhouse

179

180 * * *

181 **C. THD Zone, Optional Method Development Standards**

	MPDU Development		
1. Site	Detached House	Duplex	Triplex or Townhouse

182 * * *

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

184 * * *

185 **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	Duplex - Side	Duplex - Over	Triplex or Townhouse	Apartment

	Conditional Use allowed in the zone				

* * *

C. R-30 Zone, Optional Method Development Standards

	MPDU Development			
1. Site	**Detached House**	**Duplex**	**Triplex or Townhouse**	**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**	**Triplex or Townhouse**	**Apartment**

* * *

C. R-20 Zone, Optional Method Development Standards

	MPDU Development			
1. Site	**Detached House**	**Duplex**	**Triplex or Townhouse**	**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**	**Triplex or Townhouse**	**Apartment**

* * *

C. R-10 Zone, Optional Method Development Standards

	MPDU Development

1. Site	Detached House	Duplex	Triplex or Townhouse	Apartment

* * *

Sec. 6. 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	Triplex or Townhouse	Apartment	Multi Use	General

* * *

Sec. 7. DIVISION 59-4.6 is amended as follows:

Division 4.6. Employment Zones

* * *

Section 4.6.3. Standard Method Development

* * *

C. GR and NR Zones, Standard Method Development Standards

1. Site	Detached House	Duplex - Side	Duplex - Over	Triplex or Townhouse	Apartment	Multi Use	General

* * *

D. LSC Zone, Standard Method Development Standards

1. Site	Detached House	Duplex - Side	Duplex - Over	Triplex or Townhouse	Apartment	Multi Use	General

* * *

D. EOF Zone, Standard Method Development Standards

1. Site	Detached House	Duplex - Side	Duplex - Over	Triplex or Townhouse	Apartment	Multi Use	General

* * *

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

* * *

Sec. 9. Effective date. This ordinance becomes effective 20 days after the date of Council adoption.

This is a correct copy of Council action.

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Sara R. Tenenbaum
Clerk of the Council

ZTA 25-02 Workforce Housing - Development Standards
Designated Roadway Segments

Disclaimer: This table is intended to provide a list of the roadway segments that are included in ZTA 25-02, Workforce Housing – Development Standards, as introduced on February 4, 2025. This table strives to accurately reflect the roadways subject to the ZTA, and any errors in the omission or inclusion of any small number of road segments is inadvertent. Please refer to the following map to identify what specific parcels may be subject to the ZTA: mcatlas.org/housingnow. An application for development would require Planning Board approval and compliance with existing zoning laws and other regulations, such as water sewer, subdivision, forest conservation, and easements. Further, the Zoning Ordinance does not apply to the following municipalities: Brookeville, Poolesville, Laytonsville, Rockville, Barnesville, Gaithersburg, and Washington Grove.

Street Name	From	To	CSDG Classification	# of Existing Lanes	Planned Right-of-Way
16th St (MD 390)	2nd Ave	630' South of Lyttonsville Road	Town Center Boulevard	6	120
16th St (MD 390)	630' South of Lyttonsville Road	Downtown Silver Spring Boundary	Town Center Boulevard	6	120
Adelphi Rd	New Hampshire Ave	Prince George's County Line	Boulevard	4	120
Bradley Blvd (MD 191)	Goldsboro Rd	Glenbrook Rd	Boulevard	4	120
Bradley Blvd (MD 191)	Glenbrook Rd	Fairfax Rd	Boulevard	6	120
Bradley Blvd (MD 191)	Fairfax Rd	Leland St	Downtown Boulevard	6	120
Bradley Blvd (MD 191)	Leland St	Wisconsin Ave	Downtown Boulevard	4	120
Clarksburg Rd (MD 121)	Gosnell Farm Dr	Cabin Branch Town Center Boundary	Town Center Boulevard	5	150
Clopper Rd (MD 117)	Steeple Rd	Eternity Rd	Boulevard	4	150
Clopper Rd (MD 117)	Kingsview Rd	Germantown Rd	Boulevard	4	150
Clopper Rd (MD 117)	Germantown Road	Great Seneca Hwy	Boulevard	5	150
Colesville Rd (US 29)	Northwest Branch Stream Valley	Southwood Ave	Boulevard	6	122
Colesville Rd (US 29)	Southwood Ave	Timberwood Ave	Boulevard	6	120
Colesville Rd (US 29)	Timberwood Ave	Four Corners Town Center Boundary	Town Center Boulevard	6	120
Colesville Rd (US 29)	Four Corners Town Center Boundary	Sligo Creek Pkwy	Boulevard	6	120
Colesville Rd (US 29)	Sligo Creek Pkwy	Noyes Dr	Boulevard	5-6	120

ZTA 25-02 Workforce Housing - Development Standards
Designated Roadway Segments

Colesville Rd (US 29)	Noyes Dr	Fenton St	Downtown Boulevard	5-6	120
Columbia Pike (US 29)	Lockwood Dr	Lockwood Dr	Town Center Boulevard	6	122
Columbia Pike (US 29)	Sandy Spring Rd (MD 198)	Greencastle Rd	Controlled Major Highway	6	200
Columbia Pike (US 29)	Greencastle Rd	Musgrove Rd	Controlled Major Highway	6	200
Columbia Pike (US 29)	Musgrove Rd	East Randolph Rd	Controlled Major Highway	6	200
Columbia Pike (US 29)	New Hampshire Ave (MD 650)	Burnt Mills Town Center Boundary	Boulevard	6	122
Connecticut Ave (MD 185)	Georgia Ave (MD 97)	Turkey Branch (Matthew Henson State Park)	Town Center Boulevard	6	150
Connecticut Ave (MD 185)	Turkey Branch (Matthew Henson State Park)	Randolph Rd	Boulevard	6	120
Connecticut Ave (MD 185)	Randolph Rd	Veirs Mill Corridor Master Plan Southern Boundary	Boulevard	6	160
Connecticut Ave (MD 185)	Veirs Mill Corridor Master Plan Southern Boundary	Lawrence Ave	Boulevard	6	120
Connecticut Ave (MD 185)	Lawrence Ave	Kensington Town Center Boundary	Boulevard	6	120
Connecticut Ave (MD 185)	Knowles Ave	Warner St	Town Center Boulevard	6	120
Connecticut Ave (MD 185)	Warner St	230' south of Washington St	Boulevard	6	120
Connecticut Ave (MD 185)	Dresden St	Capital Beltway (I-495)	Boulevard	6	120
Connecticut Ave (MD 185)	Capital Beltway (I-495)	Jones Bridge Rd	Boulevard	6	120
Connecticut Ave (MD 185)	Jones Bridge Rd	Manor Rd	Boulevard	6	120
Connecticut Ave (MD 185)	1330' north of East-West Hwy	East-West Hwy	Boulevard	6	120
Connecticut Ave (MD 185)	East-West Hwy (MD 410)	Western Ave (D.C. Line)	Boulevard	6	120
Crystal Rock Dr	Father Hurley Blvd	Aircraft Dr	Town Center Boulevard	4	120
Darnestown Rd (MD 28)	Riffle Ford Rd	Briar Rock Dr	Boulevard	4	120
Darnestown Rd (MD 28)	Briar Rock Dr	Quince Orchard Rd	Boulevard	4	120
Darnestown Rd (MD 28)	Quince Orchard Rd	Blackberry Dr	Boulevard	4	120
Darnestown Rd (MD 28)	Blackberry Dr	Muddy Branch Rd	Boulevard	4	120
Darnestown Rd (MD 28)	Muddy Branch Rd	Key West Ave (MD 28)	Town Center Boulevard	6	130
Democracy Blvd	Seven Locks Rd	Bells Mill Rd	Boulevard	6	150
Democracy Blvd	I-270	Old Georgetown Rd (MD 187)	Downtown Boulevard	6	120
E Gude Dr	Gude Dr Rec Park [Northern Planning Boundary]	Suburban Boundary	Boulevard	4	150

ZTA 25-02 Workforce Housing - Development Standards
Designated Roadway Segments

East Randolph Rd	Columbia Pike (US 29)	Serpentine Way	Downtown Boulevard	4	120
East-West Hwy (MD 410)	Pearl St	Pearl District Connector	Downtown Boulevard	3	120
East-West Hwy (MD 410)	Montgomery Ave	Georgetown Branch ROW	Downtown Boulevard	4	120
East-West Hwy (MD 410)	Georgetown Branch ROW	Connecticut Ave	Boulevard	4	120
East-West Hwy (MD 410)	Connecticut Ave	Jones Mill Rd / Beach Dr	Boulevard	4	120
East-West Hwy (MD 410)	Jones Mill Rd / Beach Dr	Grubb Rd	Boulevard	4	120
East-West Hwy (MD 410)	Grubb Rd	102' east of Grubb	Boulevard	4	120
East-West Hwy (MD 410)	102' east of Grubb	16th Street Station Town Center Boundary	Boulevard	4	120
East-West Hwy (MD 410)	16th Street Station Town Center Boundary	16th St (MD 390)	Town Center Boulevard	4	120
Father Hurley Blvd	Crystal Rock Dr	CSX Tracks	Controlled Major Highway	4	120
Father Hurley Blvd	CSX Tracks	Hopkins Rd	Boulevard	4	120
Frederick Rd (MD 355)	Milestone Manor Ln	Ridge Rd	Controlled Major Highway	4	250
Frederick Rd (MD 355)	Ridge Rd	Shakespeare Blvd	Controlled Major Highway	4	250
Frederick Rd (MD 355)	Shakespeare Blvd	Germantown Road (MD 118)	Controlled Major Highway	4	250
Frederick Rd (MD 355)	Germantown Rd (MD 118)	Middlebrook Rd	Controlled Major Highway	4	250
Frederick Rd (MD 355)	Middlebrook Rd	Game Preserve Rd	Controlled Major Highway	6	250
Georgia Ave (MD 97)	Spartan Rd	Olney Town Center Boundary	Town Center Boulevard	4	150
Georgia Ave (MD 97)	Olney Town Center Boundary	Old Baltimore Rd	Boulevard	4	150
Georgia Ave (MD 97)	Old Baltimore Rd	Emory Church Rd	Boulevard	4	150
Georgia Ave (MD 97)	Emory Church Rd	Emory Ln	Boulevard	5	150
Georgia Ave (MD 97)	MD 200	Norbeck Rd (MD 28)	Boulevard	6	150
Georgia Ave (MD 97)	Norbeck Rd (MD 28)	Aspen Hill Town Center Boundary	Boulevard	6	150
Georgia Ave (MD 97)	Aspen Hill Town Center Boundary	Aspen Hill Rd	Town Center Boulevard	6	150
Georgia Ave (MD 97)	Aspen Hill Rd	Turkey Branch (Matthew Henson State Park)	Boulevard	6	150
Georgia Ave (MD 97)	Turkey Branch (Matthew Henson State Park)	Weller Rd	Boulevard	6	130

ZTA 25-02 Workforce Housing - Development Standards
Designated Roadway Segments

Georgia Ave (MD 97)	Weller Rd	Denley Rd	Boulevard	6	135
Georgia Ave (MD 97)	Denley Rd	Layhill Rd	Town Center Boulevard	6	145
Georgia Ave (MD 97)	Glenmont Town Center Boundary	Mason St	Boulevard	6	124
Georgia Ave (MD 97)	Mason St	Downtown Wheaton Boundary	Boulevard	6	120
Georgia Ave (MD 97)	Downtown Wheaton Boundary	400' north of Blueridge Ave	Downtown Boulevard	6	120
Georgia Ave (MD 97)	Windham Ln	Dennis Ave	Boulevard	6	120
Georgia Ave (MD 97)	Dennis Ave	Forest Glen Town Center Boundary	Boulevard	6	110
Georgia Ave (MD 97)	Forest Glen Town Center Boundary	Tilton Drive	Town Center Boulevard	6	110
Georgia Ave (MD 97)	Tilton Dr	Capital Beltway (I-495)	Town Center Boulevard	6	110
Georgia Ave (MD 97)	Capital Beltway (I-495)	16th Street (MD 390)	Town Center Boulevard	7	120
Georgia Ave (MD 97)	16th St	Spring St	Boulevard	6	122
Georgia Ave (US 29)	Blair Mill Rd	Eastern Ave (D.C. Line)	Downtown Boulevard	6	125
Germantown Rd (MD 118)	Clopper Rd	CSX Railroad Tracks	Boulevard	6	150
Germantown Rd (MD 118)	CSX Railroad Tracks	Dawson Farm Rd	Town Center Boulevard	6	150
Germantown Rd (MD 118)	Middlebrook Rd	Germantown Town Center Boundary	Town Center Boulevard	6	150
Germantown Rd (MD 118)	Observation Dr	Frederick Rd (MD 355)	Boulevard	5	150
Great Seneca Hwy (MD 119)	Middlebrook Rd	CSX Railroad Bridge	Controlled Major Highway	4	150
Great Seneca Hwy (MD 119)	Dawson Farm Rd	Great Seneca Creek	Boulevard	4	120
Great Seneca Hwy (MD 119)	Great Seneca Creek	Longdraft Rd (Gaithersburg City Limits)	Controlled Major Highway	4	150
Great Seneca Hwy (MD 119)	Decoverly Dr	Sam Eig Hwy	Boulevard	4	150-200
Layhill Rd (MD 182)	230' north of Park Vista Dr	Ballows Way	Boulevard	4	150
Layhill Rd (MD 182)	Ballows Way	450 ft south of Queensguard Rd	Town Center Boulevard	4	150
Layhill Rd (MD 182)	450 ft south of Queensguard Rd	Approx. 380' north of Middlevale Ln	Boulevard	4	150
Layhill Rd (MD 182)	Approx. 380' north of Middlevale Ln	Hathaway Dr	Boulevard	4	120
Layhill Rd (MD 182)	Hathaway Dr	80' north of Briggs Rd	Boulevard	4	120
Layhill Rd (MD 182)	80' north of Briggs Rd	New Street (Winexburg Manor)	Boulevard	4	120
Layhill Rd (MD 182)	New Street (Winexburg Manor)	Glenallan Ave	Town Center Boulevard	4	120
Little Seneca Pkwy	Frederick Rd	Midcounty Hwy	Boulevard	4	120
Massachusetts Ave (MD 396)	Western Ave (D.C. Line)	Sangamore Rd	Boulevard	4	120
Metro Access Road	Intercounty Connector	Shady Grove Town Center Boundary	Boulevard	4	150

ZTA 25-02 Workforce Housing - Development Standards
Designated Roadway Segments

Mid County Hwy (MD 124)	Shady Grove Rd	Goshen Rd	Boulevard	4	150
Mid County Hwy (MD 124)	Goshen Rd	Montgomery Village Ave	Town Center Boulevard	4	150
Middlebrook Rd	Father Hurley Blvd	Germantown Rd	Town Center Boulevard	4	120
Middlebrook Rd	Germantown Rd	Great Seneca Hwy	Town Center Boulevard	5	150
Middlebrook Rd	Great Seneca Hwy	Foxchapel Town Center Boundary	Boulevard	6	150
Middlebrook Rd	Observation Dr	Frederick Rd (MD 355)	Town Center Boulevard	6	150
Montgomery Village Ave (MD 124)	Gaithersburg City Limits (830' south of Lost Knife Rd)	Mid County Hwy	Town Center Boulevard	6	120-140
Montrose Rd (MD 927)	Seven Locks Rd	I-270	Boulevard	6	300
Montrose Rd (MD 927)	I-270	Tower Oaks Blvd	Boulevard	4	300
Montrose Rd (MD 927)	Tower Oaks Blvd	Old Bridge Rd	Boulevard	6	300
Muddy Branch Rd	W Deer Park Rd	Great Seneca Hwy (MD 119)	Boulevard	4	150
New Hampshire Ave (MD 650)	Norwood Rd	Intercounty Connector (MD 200)	Boulevard	4	125
New Hampshire Ave (MD 650)	Intercounty Connector (MD 200)	Colesville Park & Ride	Boulevard	6	120
New Hampshire Ave (MD 650)	Colesville Town Center Boundary	685' north of Lockwood Dr	Boulevard	6	120
New Hampshire Ave (MD 650)	Suburban Boundary	Cresthaven Dr	Boulevard	7	130
New Hampshire Ave (MD 650)	Cresthaven Dr	Oaklawn Dr	Boulevard	6	130*
New Hampshire Ave (MD 650)	Oaklawn Dr	280' south Overlook Dr	Boulevard	6	120-130
New Hampshire Ave (MD 650)	280' south Overlook Dr	Powder Mill Rd	Town Center Boulevard	6	120-130
New Hampshire Ave (MD 650)	University Blvd (MD 193)	Erskine St	Town Center Boulevard	6-8	150
New Hampshire Ave (MD 650)	Erskine St	Approx. 380' south of Sligo Creek Pkwy	Boulevard	6-8	150
New Hampshire Ave (MD 650)	Approx. 380' south of Sligo Creek Pkwy	Kentland Ave	Boulevard	6-8	150
New Hampshire Ave (MD 650)	Kentland Ave	Ethan Allen Avenue Gateway Town Center Boundary	Town Center Boulevard	6-8	150
New Hampshire Ave (MD 650)	Ethan Allen Avenue Gateway Town Center Boundary	Maryland Gateway Town Center Boundary	Boulevard	6-8	150

New Hampshire Ave (MD 650)	Capital Beltway (I-495)	Northampton Dr	Boulevard	6	150
Norbeck Rd (MD 28)	Rockville City Limits	Layhill Rd	Boulevard	4	150
Observation Dr	Woodcutter Dr	Dorsey Mill Rd	Boulevard	4	150
Observation Dr	Dorsey Mill Rd	Ridge Rd	Town Center Boulevard	4	150
Observation Dr	Shakespeare Blvd/Seneca Meadows Pkwy	Boland Farm Rd	Town Center Boulevard	4	150
Observation Dr	Boland Farm Rd	Germantown Rd	Boulevard	4	150
Old Georgetown Rd (MD 187)	830' north of Nicholson Ln / Market St	Nicholson Ln	Downtown Boulevard	4	150
Old Georgetown Rd (MD 187)	Nicholson Ln	Tuckerman Ln	Boulevard	4	126
Old Georgetown Rd (MD 187)	Tuckerman Ln	I-270	Boulevard	6	130
Old Georgetown Rd (MD 187)	I-270	Rock Spring Dr	Downtown Boulevard	5	150
Old Georgetown Rd (MD 187)	Rock Spring Dr	Cheshire Dr	Downtown Boulevard	4	120
Old Georgetown Rd (MD 187)	Grosvenor Ln	West Cedar Ln	Boulevard	4	130
Old Georgetown Rd (MD 187)	West Cedar Ln	Lincoln Dr	Boulevard	6	130
Old Georgetown Rd (MD 187)	Lincoln Dr	McKinley St	Boulevard	5	130
Old Georgetown Rd (MD 187)	McKinley St	140' west of Battery Ln	Boulevard	4	130
Olney-Laytonsville Rd (MD 108)	Approx. 250' north of Olney Mill Rd	Olney Town Center Boundary	Boulevard	4	150
Olney-Laytonsville Rd (MD 108)	Olney Town Center Boundary	Georgia Ave (MD 97)	Town Center Boulevard	4	150
Olney-Sandy Spring Rd (MD 108)	Spartan Rd	Prince Phillip Dr	Boulevard	4	150
Olney-Sandy Spring Rd (MD 108)	Prince Philip Dr	Doctor Bird Rd	Boulevard	4	150
Piney Branch Rd (MD 320)	Arliss St	University Blvd	Town Center Boulevard	4	112
Quince Orchard Rd (MD 124)	Darnestown Rd	Longdraft Rd	Boulevard	4	150

Randolph Rd	Dewey Rd	Selfridge Rd	Boulevard	6	120
Randolph Rd	Selfridge Rd	Veirs Mill Rd	Town Center Boulevard	6	120
Randolph Rd	Veirs Mill Rd	Bushey Dr	Town Center Boulevard	6	120
Randolph Rd	Bushey Dr	Lindell St/Denley Rd	Boulevard	6	120
Randolph Rd	Lindell St/Denley Rd	Judson Rd	Boulevard	6	120
Randolph Rd	Judson Rd	Georgia Ave (MD 97)	Boulevard	6	140
Randolph Rd	Glenallan Ave	Glenmont Town Center Boundary	Town Center Boulevard	6	120
Randolph Rd	Glenmont Town Center Boundary	Middlevale Rd	Boulevard	6	120
Randolph Rd	Middlevale Rd	Colesville Town Center Boundary	Boulevard	6	120
Randolph Rd	New Hampshire Ave	200 ft east of Clifton Rd	Town Center Boulevard	6	120
Randolph Rd	Colesville Town Center Boundary	Fairland Rd/E Randolph Rd	Boulevard	6	120
Ridge Rd (MD 27)	I-270	Frederick Rd (MD 355)	Controlled Major Highway	6	150
Ridge Rd (MD 27)	Frederick Rd (MD 355)	Milestone Town Center Boundary	Town Center Boulevard	6	150
Ridge Rd (MD 27)	Milestone Town Center Boundary	Brink Rd	Boulevard	6	150
River Rd (MD 190)	Capital Beltway (I-495)	Ridgefield Rd	Boulevard	4-6	150
River Rd (MD 190)	Ridgefield Rd	Little Falls Pkwy	Town Center Boulevard	4	110
Rockville Pike (MD 355)	Hillery Way	Flanders Ave	Downtown Boulevard	6	150
Rockville Pike (MD 355)	Flanders Ave	Strathmore Ave	Boulevard	6	150
Rockville Pike (MD 355)	Strathmore Ave (MD 547)	600' north of Tuckerman Ln	Boulevard	6	150
Rockville Pike (MD 355)	600' north of Tuckerman Ln	Grosvenor Ln	Boulevard	6	150
Rockville Pike (MD 355)	Grosvenor Ln	Capital Beltway (I-495)	Boulevard	6	200
Rockville Pike (MD 355)	Capital Beltway (I-495)	635' south of the Capital Beltway	Boulevard	6	120
Rockville Pike (MD 355)	635' south of the Capital Beltway	Cedar Ln	Boulevard	6	120
Rockville Pike (MD 355)	Cedar Ln	Woodmont Ave	Boulevard	6	123
Sam Eig Hwy	Great Seneca Hwy (MD 119)	I-270	Controlled Major Highway	6	150
Sandy Spring Rd (MD 198)	Suburban Boundary	Prince George's County Boundary	Boulevard	4	120
Shady Grove Rd	Shady Grove Minor Amendment Western Plan Boundary	I-370 Access Ramps	Town Center Boulevard	6	150
Shady Grove Rd	I-370 Access Ramps	I-370	Boulevard	6	120
Shady Grove Rd	I-370	Mid County Hwy	Boulevard	6	120
Shady Grove Rd	Mid County Hwy	Muncaster Mill Rd	Boulevard	4-6	120-150
Shakespeare Blvd	Observation Dr	Frederick Rd (MD 355)	Town Center Boulevard	4	123

ZTA 25-02 Workforce Housing - Development Standards
Designated Roadway Segments

Shawnee Ln	Gateway Center Dr	Observation Dr	Boulevard	4	120
Shawnee Ln	Observation Dr	Frederick Rd	Boulevard	4	120
Snowden Farm Pkwy	Ridge Rd	Stringtown Rd	Boulevard	4	120-140
Stringtown Rd (MD 121)	I-270	Gateway Center Dr	Boulevard	4	120
Stringtown Rd	Gateway Center Dr	Frederick Rd (MD 355)	Town Center Boulevard	4	120-140
Stringtown Rd	Frederick Rd	Overlook Park Dr	Town Center Boulevard	4	120-140
Stringtown Rd	Overlook Park Dr	Snowden Farm Pkwy	Town Center Boulevard	4	120-140
University Blvd (MD 193)	Connecticut Ave	Saint Paul St	Town Center Boulevard	6	120
University Blvd (MD 193)	St. Paul St	Hillsdale Dr / Drumm Ave	Town Center Boulevard	6	120
University Blvd (MD 193)	Hillsdale Dr / Drumm Ave	Amherst Ave	Downtown Boulevard	6	120
University Blvd (MD 193)	Amherst Ave	Downtown Wheaton Boundary	Boulevard	6	150
University Blvd (MD 193)	Downtown Wheaton Boundary	Dayton St	Downtown Boulevard	6	150
University Blvd (MD 193)	Dayton St	Easecrest Dr (Wheaton CBD Plan Boundary)	Boulevard	6	124
University Blvd (MD 193)	Easecrest Dr (Wheaton CBD Sector Plan Boundary)	Sligo Creek Pkwy	Boulevard	6	124
University Blvd (MD 193)	Sligo Creek Pkwy	Dennis Ave	Boulevard	6	124
University Blvd (MD 193)	Dennis Ave	Lorain Ave	Boulevard	6	124
University Blvd (MD 193)	Lorain Ave	Colesville Rd	Town Center Boulevard	6	120
University Blvd (MD 193)	Colesville Rd	Lexington Dr	Town Center Boulevard	6	120
University Blvd (MD 193)	Lexington Dr	Williamsburg Dr	Boulevard	6	120
University Blvd (MD 193)	Williamsburg Dr	Langley Dr	Boulevard	6	124
University Blvd (MD 193)	Langley Dr	Long Branch Town Center Boundary	Boulevard	6	124
University Blvd (MD 193)	Long Branch Town Center Boundary	Piney Branch Rd	Town Center Boulevard	6	124
University Blvd (MD 193)	Gilbert St	Seek Ln	Town Center Boulevard	6	150
University Blvd (MD 193)	Seek Ln	Bayfield St	Town Center Boulevard	6	141
University Blvd (MD 193)	Bayfield St	Carroll Ave	Town Center Boulevard	6	142
University Blvd (MD 193)	Carroll Ave	Prince George's County Line	Town Center Boulevard	6	120
Veirs Mill Rd (MD 586)	Robindale Dr	Turkey Branch	Boulevard	4-6	140-175
Veirs Mill Rd (MD 586)	Turkey Branch Pkwy	Havard St	Boulevard	4-6	160
Veirs Mill Rd (MD 586)	Havard St	Bushey Dr	Town Center Boulevard	4-6	160
Veirs Mill Rd (MD 586)	Bushey Dr	Ferrara Ave	Boulevard	4-6	160

ZTA 25-02 Workforce Housing - Development Standards
Designated Roadway Segments

Veirs Mill Rd (MD 586)	Ferrara Ave	Connecticut Ave (MD 185)	Boulevard	5	140
Veirs Mill Rd (MD 586)	Connecticut Ave (MD 185)	Gail St	Boulevard	5	110
Veirs Mill Rd (MD 586)	Gail St	Pendelton Dr	Boulevard	5	150
Veirs Mill Rd (MD 586)	Newport Mill Rd	College View Dr	Boulevard	4	133
Veirs Mill Rd (MD 586)	College View Dr	Galt Ave	Downtown Boulevard	4	120
Wisconsin Ave (MD 355)	Woodmont Ave	Bethesda Downtown Plan Boundary (approx 114' N of Chestnut St)	Boulevard	6	120
Wisconsin Ave (MD 355)	Bradley Blvd (MD 191)	Nottingham Drive	Boulevard	6	122
Wisconsin Ave (MD 355)	Nottingham Drive	Oliver St	Boulevard	6	120
Wisconsin Ave (MD 355)	Oliver St	Western Ave	Downtown Boulevard	6	122
Woodfield Rd (MD 124)	Hadley Farms/Fieldcrest Rd	Pompano Ter	Boulevard	5	120
Woodfield Rd (MD 124)	Pompano Ter	Suburban Boundary	Boulevard	6	120
Woodfield Rd (MD 124)	Airpark Rd	Suburban Boundary	Boulevard	4	120
Woodfield Rd (MD 124)	Suburban Boundary	Snouffer School Rd	Boulevard	4	120
Woodfield Rd (MD 124)	Snouffer School Rd	Emory Grove Rd	Boulevard	3	120

MONTGOMERY COUNTY COUNCIL

ROCKVILLE, MARYLAND

January 28, 2025

Colleagues:

For your consideration, we are enclosing the details of an ambitious workforce housing package which takes five steps to increase the supply of housing, drive down costs, and increase pathways to homeownership for the hard-working residents of Montgomery County.

With the high cost of housing squeezing families and holding back our economy, the **More Housing N.O.W. (*New Options for Workers*)** package helps build more homes that are affordable to teachers, firefighters, police officers, biotech and healthcare workers, and everyone in, or striving to be in, the middle class.

Homes are too expensive in Montgomery County. We all know it. Consider the following figures:

- Not only are we starting from a high level, but it's getting increasingly expensive. Housing price increases have outpaced inflation and income growth since the mid-1990s.
- Between 2023 and 2024, the average sold price across all unit types increased by 6.5%, while wages have only increased by 1.5%
- In 2024, the average sale price for a single family detached home was $1.02 million. To afford this house, a couple would need a combined income of approximately $340,000, far exceeding Montgomery County's area median income for a couple at $123,800. Townhomes, which are on average smaller than detached units, sold for an average of $583,000. A couple would need a combined income of $197,000 to afford this house.

Working families and young professionals are feeling the squeeze. According to the Comptroller of Maryland's 2024 State of the Economy Report, housing affordability and availability is hurting efforts to attract new residents who could fill job vacancies, noting "prospective businesses turning down potential location plans to Maryland due to insufficient workforce housing." Similarly, a recent supply/demand analysis by the Montgomery Planning Department, we are facing a deficit of over 12,000 rental units that are affordable to incomes at 70-120% of area median income (AMI). This forces these workers to swallow exorbitant housing costs *or* compete with residents at lower income bands for less expensive options. Both are bad outcomes.

The status quo is unsustainable and makes our County less attractive to families, workers, entrepreneurs, and businesses.

To address this crisis, we must act boldly. Now.

The More Housing N.O.W. package takes five bold steps to increase housing supply, reduce costs, and expand pathways to homeownership for hardworking Montgomery County residents:

Building More Workforce Housing

1. **Workforce Housing ZTA**: Allow more residential building types along corridors with a workforce housing requirement
    a. Allow more residential building types through optional method development along corridors with a 15% workforce housing requirement in the R-200, R-90, R-60, and R-40 zones.
    b. Corridors included are Boulevards, Downtown Boulevards, Downtown Streets, Controlled Major Highways, and Town Center Boulevards that have a master planned width greater than 100 feet and 3+ existing travel lanes
    c. Density capped at 1.25 FAR
    d. Maximum height is 40 feet
    e. Require 15% of units satisfy the definition of workforce housing, with a minimum of 1 workforce housing unit for structures that have 3 or more units
    f. Maintain existing workforce housing definition of 120% AMI, which is currently approximately $148,000 for 2 persons or $185,000 for a family of four
2. **Workforce Housing Opportunity Fund:** New countywide fund to incentivize the construction of workforce units
    a. $4 million in initial funding

b. Eligible projects must provide at least 30% workforce units
c. Workforce units must be affordable to 80% AMI (area median income), on average

Converting Highly Vacant Office to Housing

3. **Office to Housing ZTA:** Create an expedited approval process for projects that convert high-vacancy commercial properties to residential use
    a. Applies to the Commercial-Residential, NR, and EOF zones
    b. Retail or office building that is at least 50% vacant
    c. Remove residential restriction on FAR, so that total commercial-residential FAR can be used for residential
    d. In red policy areas, must be for the apartment-building type; may include townhomes outside of the red policy area
    e. Must pull a building permit within 2 years of approval
4. **Office to Housing PILOT Bill:** Establish a payment in lieu of taxes (PILOT) for conversion of high-vacancy commercial properties to residential use
    a. Retail or office building that is at least 50% vacant
    b. 100% tax abatement for 25 years for qualifying projects
    c. Minimum 15% MPDU requirement

Pathways to Homeownership

5. **Budget:** Double the County's investment in the Homeowner Assistance Program from $4 million to $8 million in the FY26 Housing Initiative Fund (HIF)
    a. Funds may be used in partnership with the State's Maryland Mortgage Program (which allows the household to receive both down payment assistance and lower rate mortgage) and through the Housing Opportunities Commission's Montgomery County Homeownership Assistance Fund (McHAF).
    b. Up to $25,000 may be granted to a first-time buyer thus providing support for up to 160 qualified applicants. Up to $1.0 million is reserved for County and MCPS employees under the Montgomery Employee Down Payment Assistance Loan (MEDPAL)

Many thanks to Council President Kate Stewart, Councilmembers Dawn Luedtke, Marilyn Balcombe, and Laurie-Anne Sayles who have already signed on as co-sponsors as well as the many community advocates and housing experts for their strong support of this package which we will be unveiling today at noon. We would welcome additional

cosponsors prior to introduction of the legislative aspects of the package, scheduled for February 4.

We have appended the zoning text amendments, legislation, and some supporting materials to assist your review of the proposal. We appreciate your thoughtful consideration of this package and hope to earn your support for it in the coming weeks and months.

Our housing crisis is a serious and urgent matter. There is no time to wait.

Sincerely,

Andrew Friedson
Councilmember, District 1

Natali Fani-González
Councilmember, District 6

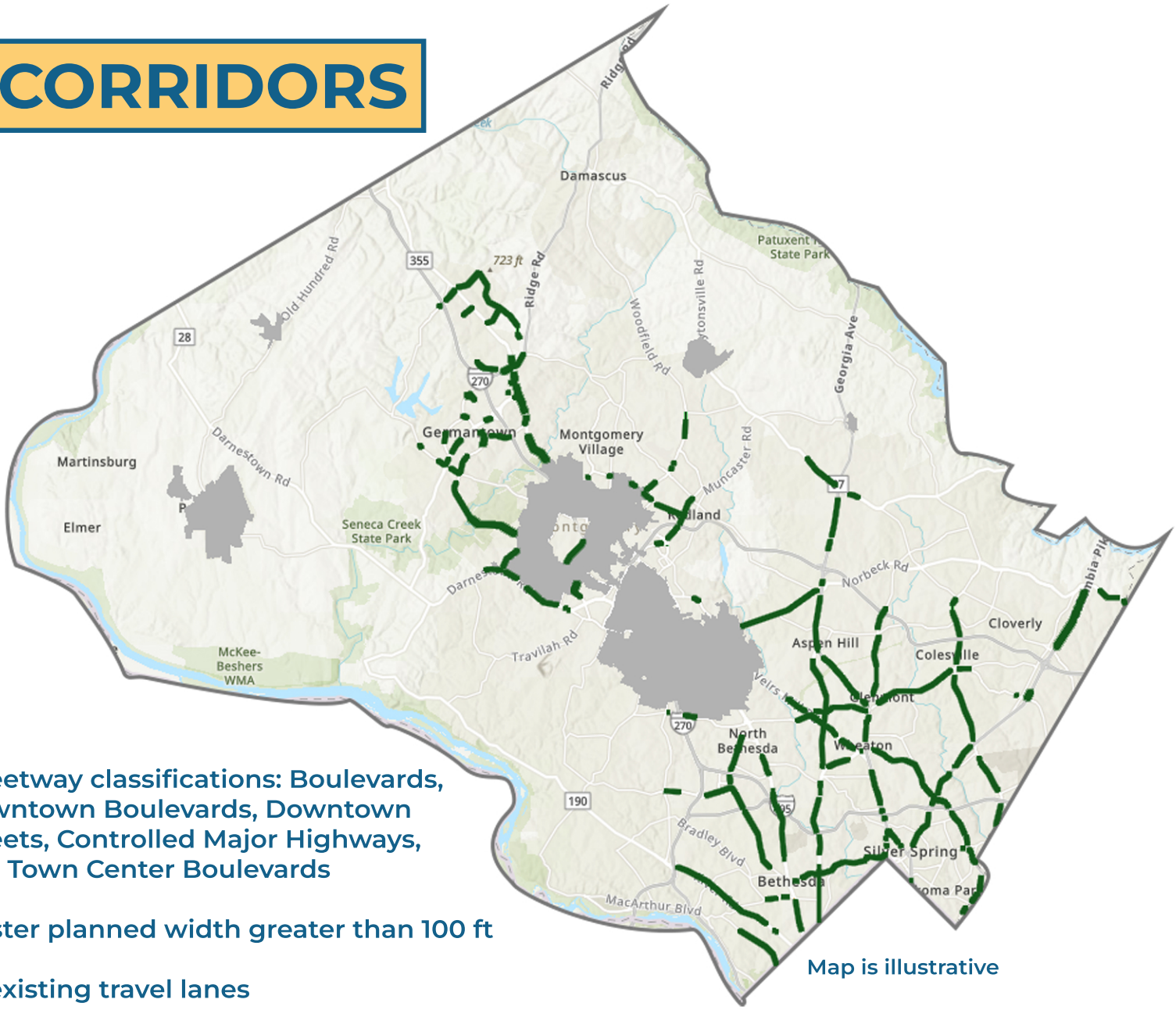
Attachments:

1. Workforce Housing ZTA Corridors Map
2. Workforce Housing ZTA
3. Office to Housing ZTA
4. Office to Housing Pilot Bill

More Housing N.O.W.

New Options for Workers

CORRIDORS



Streetway classifications: Boulevards, Downtown Boulevards, Downtown Streets, Controlled Major Highways, and Town Center Boulevards

Master planned width greater than 100 ft

3+ existing travel lanes

Map is illustrative

Racial Equity and Social Justice Impact Statement for Zoning Text Amendment

Office of Legislative Oversight

ZTA 25-02: WORKFORCE HOUSING - DEVELOPMENT STANDARDS

SUMMARY

The Office of Legislative Oversight (OLO) anticipates Zoning Text Amendment (ZTA) 25-02 could have a small positive impact on racial equity and social justice (RESJ) in the County. Black and Latinx households could disproportionately benefit from the replacement of market rate units with workforce housing units in new developments. The actual RESJ impact of this ZTA will depend on measures that are taken to prevent the potential displacement of Black, Indigenous, and Latinx households in communities where developments utilizing this ZTA are located. Two policy options for increasing the favorable RESJ impact of this ZTA are offered for Council consideration.

PURPOSE OF RESJ STATEMENTS

RESJ impact statements (RESJIS) for zoning text amendments (ZTAs) evaluate the anticipated impact of ZTAs on racial equity and social justice in the County. RESJ is a **process** that focuses on centering the needs, leadership, and power of Black, Indigenous, and other people of color (BIPOC) and communities with low incomes with a **goal** of eliminating racial and social inequities. Applying a RESJ lens is essential to achieve RESJ.[1] This involves seeing, thinking, and working differently to address the racial and social inequities that cause racial and social disparities.[2]

PURPOSE OF ZTA 25-02

The purpose of ZTA 25-02 is to allow higher building densities among residential detached zones up to a half-acre in size along certain corridors if they set aside 15 percent of their dwelling units for workforce housing.[3] Workforce housing refers to housing aimed at households that earn too much to qualify for traditional affordable housing subsidies but not enough to afford a home.[4] Households with incomes between 70 and 120 percent of area median income (AMI) are eligible for workforce housing in Montgomery County.[5]

If enacted, ZTA 25-02 will allows duplexes, triplexes, townhouses, and apartment buildings in eligible residential detached zones that are located along the following road types: Boulevard, Downtown Boulevard, Downtown Street, Town Center Boulevard, or Controlled Major Highway (Appendix A). ZTA 25-02 will also create optional method workforce housing development standards and amends the development standards and general development requirements for certain residential zones.[6] Further, ZTA 25-02 introduces housing standards for triplexes as a housing type in the Zoning Ordinance. Currently, there are no standards for this housing type in the Ordinance.

The Council introduced ZTA 25-02, Workforce Housing – Development Standards, on February 4, 2025.

This RESJ impact statement (RESJIS) builds on three OLO RESJIS's completed for:

- ZTA 22-07, Residential Multi-Unit Low Density, R-30 Optional Method Development;[7]
- ZTA 23-02, Regulatory Approvals - Mixed-Income Housing Community;[8] and
- ZTA 24-01, Household Living–Civic and Institutional Uses.[9]

For background on residential segregation and racial inequities in housing security, affordability, and development in Montgomery County, please refer to these RESJISs.

BACKGROUND

To understand the anticipated RESJ Impact of ZTA 25-02, it is helpful to understand racial and ethnic disparities in median income and the potential risk of displacement due to locating developments with workforce housing near existing affordable housing.

- **Median Income.** White and Asian households' higher median incomes observed in Table 1 (Appendix A) suggest they would benefit the most from the expansion of workforce housing units incentivized by ZTA 25-02. As noted, households earning up to 120 percent of AMI are eligible for workforce housing. This equates to $154,480, although the actual threshold for workforce housing varies by household size.[10] This income threshold of 120 percent AMI for workforce housing is:

    - Slightly less than the median income of White households $159,895;
    - Slightly more than the median income of Asian households at $144,493;
    - 31 percent more than the median income of Native American and Alaska Native households at $105,952;
    - 39 percent more than the median income of Latinx households at $94,619; and
    - 41 percent more than the median income of Black households at $89,362.

    As such, a smaller share of Black, Latinx, and Indigenous households will be eligible for workforce housing based on a 120 percent AMI threshold as compared to Asian and White households.

- **Affordable Housing.** Several of the corridors targeted for development inclusive of workforce housing are located near affordable housing. As noted in the Montgomery County Preservation Study, the County risks losing affordable housing units, particularly near public transit hubs.[11] The study notes that 2,085 deed-restricted units set to expire in the 2020's and 2030's are located within one mile of existing and planned transit stations.[12] Many of these units are clustered around the Silver Spring, Bethesda, and Wheaton Metrorail stations. They also estimate that the County could lose another 7,500 – 11,000 naturally occurring affordable housing units and approximately 2,300 of these units are at risk of becoming unaffordable for households earning up to 80 percent of AMI.

    A review of American Community Survey data on homeownership and housing burden shows a greater need for affordable housing among Black and Latinx households in Montgomery County. More specifically, in 2023:

    - 74 percent of White and 75 percent of Asian households resided in owner-occupied units compared to 49 percent of Latinx households and 44 percent of Black households.
    - 28 to 39 percent of Black, Asian, and Latinx mortgage holders in the County were housing cost-burdened (expending more than 30 percent of income on housing) compared to 22 percent of White peers.
    - 56 percent of Black and 51 percent Latinx households resided in rentals compared to 25 percent of Asian households and 26 percent of White households.
    - 58 percent of Black and 60 percent of Latinx renters were housing cost-burdened compared to 50 percent of White renters and 41 percent of Asian renters.

If development incentivized by ZTA 25-02 exacerbates the existing affordable housing shortage or triggers gentrification, current residents could be displaced, particularly BIPOC households. As observed in the OLO Racial Equity and Social Justice Policy Handbook for Land Use, Housing, and Economic Development: "If re-development makes affordable communities attractive to higher-wealth households - which given the racial wealth gap will disproportionately be White and Asian, then residents in BIPOC neighborhoods, especially renters, could be displaced as housing costs rise from an influx of wealthier households moving into redeveloping communities."[13]

Anticipated RESJ Impacts

To consider the anticipated impact of ZTA 25-02 on RESJ, OLO considers two related questions:

- Who would primarily benefit or be burdened by this ZTA?
- What racial and social inequities could the passage of this ZTA weaken or strengthen?

In response to these questions, OLO considered who would benefit from converting market-rate units in new developments to workforce housing units. Although available data suggests that more White and Asian households would be eligible for workforce housing than Black and Latinx households based on median incomes, more Black and Latinx households would be eligible for workforce housing than market rate housing. This marginal benefit of increased eligibility among Black and Latinx householders for housing built because of ZTA 25-02 could advance RESJ in the County.

OLO also considered the potential negative impact of ZTA 25-02 on the supply of affordable housing in the County and its impact on residents, particularly, Black and Latinx households in the County. If development incentivized by ZTA 25-02 exacerbates the existing affordable housing shortage or triggers gentrification, current residents could be displaced, particularly BIPOC households. This could worsen housing disparities by race, ethnicity, and income.

Taken together, OLO anticipates that ZTA 25-02 could have a small positive impact on racial equity and social justice (RESJ) in the County as Black and Latinx households could disproportionately benefit from the replacement of market rate units with workforce housing units in new developments. The actual RESJ impact of this ZTA, however, will depend on measures that are taken to prevent the potential displacement of Black, Indigenous, and Latinx households in communities where developments utilizing this ZTA are located.

Recommended Amendments

Bill 44-20 amending the County's Racial Equity and Social Justice Act requires OLO to consider whether recommended amendments to zoning text amendments aimed at narrowing racial and social inequities are warranted in developing RESJ impact statements.[14] Since OLO anticipates ZTA 25-02 could have a positive impact on RESJ, this statement does not offer recommended amendments. However, to enhance the RESJ impact of ZTA 25-02, OLO offers two policy options for the Council's consideration.

- **Use a lower AMI for workforce housing eligibility for ZTA 25-02.** Based on disparities in median income, fewer Black, Latinx, and Indigenous households are eligible for workforce housing based on 120 percent of AMI than White and Asian households. To help reduce racial and ethnic disparities in homeownership and housing burden, ZTA 25-02 could be amended to reduce the AMI eligible for workforce housing from 120 to 90 percent AMI for the 15 percent set aside for workforce housing, or some portion of it (e.g., half or 7.5 percent). Reducing the AMI threshold could also help offset the potential for displacement in BIPOC communities by bringing the price of new workforce housing units closer to the price of current units along impacted corridors.

- **Increase workforce housing set-aside for new developments for ZTA 25-02.** Another option for enhancing the RESJ impact of this ZTA is to increase the share of new units set-aside for workforce housing from 15 percent to 20 percent or a higher threshold. Like the lower AMI option, this policy option could help mitigate the potential loss of affordable housing associated with new developments by creating workforce housing units that are closer to the price of current housing units than new market rate units.

CAVEATS

Two caveats to this racial equity and social justice impact statement should be noted. First, predicting the impact of zoning text amendments on racial equity and social justice is a challenging, analytical endeavor due to data limitations, uncertainty, and other factors. Second, this RESJ impact statement on the proposed zoning text amendment is intended to inform the Council's decision-making process rather than determine it. Thus, any conclusion made in this statement does not represent OLO's endorsement of, or objection to, the ZTA under consideration.

Appendix A

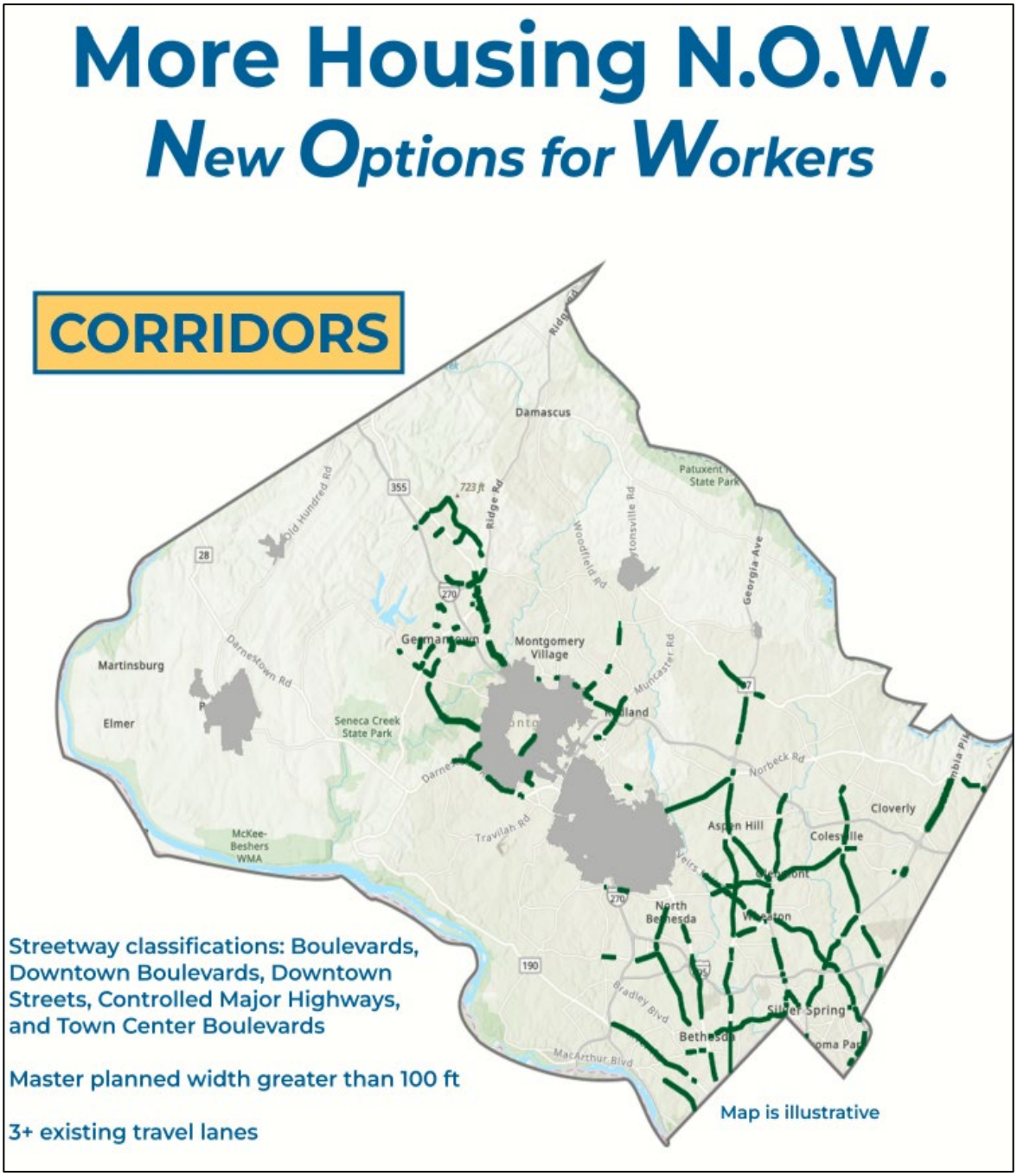
Table 1 Median Income in 2023 Inflation-Adjusted Dollars, 2023: ACS 5-Year Estimates Montgomery County

Household Income by Race and Hispanic or Latino Origin of Householder Montgomery County, Maryland			
	Households Estimate	Percent Distribution Estimate	Median Income Estimate
Households	**387,881**	**387,881**	**$128,733**
White	197,299	50.9%	$159,895
Black or African American	72,470	18.7%	$89,362
American Indian and Alaska Native	1,704	0.4%	$105,952
Asian	55,770	14.4%	$144,493
Native Hawaiian and Other Pacific Islander	229	0.1%	$142,589
Some other race	30,667	7.9%	$83,317
Two or more races	29,742	7.7%	$118,278
Hispanic or Latino origin (of any race)	59,110	15.2%	$94,619

Source: United States Census (2023: ACS 5--year Estimates Subject Tables): S1903: Median Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars), modified by OLO for ZTA-25-02 analysis. The number of household figures have various levels of margin of error, ranging between ±96 and ±1,927. The percent distribution also has margin of error ranging between ±0.1 and ±0.5

Appendix B

Corridors Identified for implementation of ZTA -25-02



Source: Attachment to Staff Report, Montgomery County Council introduction, ZTA 25-02, February 4, 2025

[1] Definition of racial equity and social justice adopted from "Applying a Racial Equity Lens into Federal Nutrition Programs" by Marlysa Gamblin, et.al. Bread for the World, and from Racial Equity Tools https://www.racialequitytools.org/glossary
[2] Ibid.
[3] In Montgomery County, Workforce Housing is housing program under Chapter 25B, Article V of the Montgomery County Code. The program provides affordable housing available for rent and purchase to households who live and work in the County with incomes (Between 70-120% of the Area Median Income (AMI)) too high to participate in the County's Moderately Priced Dwelling Units (MPDU) program.
[4] Ford, Tiffany N. and Jenny Schuetz. Workforce housing and middle-income housing subsidies: A primer. Brookings. October 29. 2019.
https://www.brookings.edu/articles/workforce-housing-and-middle-income-housing-subsidies-a-primer/
[5] Montgomery County Department of Housing and Community Affairs (DHCA). Workforce Housing Program. April 5, 2024. https://www.montgomerycountymd.gov/DHCA/housing/singlefamily/workforce/index.html
[6] Article 59-4, development Standards for Euclidean Zones specifies: Applicants can choose to develop using the standard method or, in certain zones and circumstances, choose the optional method. The optional method may allow greater density and flexibility but requires more discretionary review. The optional methods of development include requirements for the zones in which the method is allowed. An optional method of development is allowed in the following zones: RC, RNC, RE-2C, RE-1, R-200, R-90, R-60, R-40, TLD, TMD, THD, R-30, R-20, R-10, CRT, CR, LSC, and EOF.
https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco_md_zone2014/0-0-0-2471
[7] OLO RESJ Impact Statement for ZTA 22-07. Office of Legislative Oversight, August 15, 2022.
https://www.montgomerycountymd.gov/OLO/Resources/Files/resjis/ZTA/2022/ZTA22-07.pdf
[8] OLO RESJ Impact Statement for ZTA 23-02. Regulatory Approvals - Mixed-Use Housing Community. Office of Legislative Oversight, August 15, 2022. https://www.montgomerycountymd.gov/OLO/Resources/Files/resjis/ZTA/2023/ZTA23-02.pdf
[9] OLO RESJ Impact Statement Zoning Text Amendment 24-01: Household Living−Civic and Institutional Uses. Office of Legislative Oversight. February 23, 2025.
https://www.montgomerycountymd.gov/OLO/Resources/Files/resjis/ZTA/2024/ZTA24-01.pdf
[10] Montgomery County Department of Housing and Community Affairs (DHCA). Workforce Housing Program. April 5,2024
https://www.montgomerycountymd.gov/DHCA/housing/singlefamily/workforce/index.html
[11] OLO RESJ Impact Statement Zoning Text Amendment 24-01
[12] Ibid
[13] OLO Report Number 2024-11. Racial Equity and Social Justice Policy Handbook: Land Use, Housing, and Economic Development. Page 27. June 18,2024.
https://www.montgomerycountymd.gov/OLO/Resources/Files/2024_reports/OLOReport%202024-11.pdf
[14] Bill 44-20, Racial Equity and Social Justice – Impact Statements – Advisory Committee – Amendments, Montgomery County, Maryland, December 1, 2020.
https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=2682_1_12149_Bill_44-20_Signed_20201211.pdf

Montgomery Planning

CLIMATE ASSESSMENT FOR

ZTA 25-02, WORKFORCE HOUSING – DEVELOPMENT STANDARDS

PURPOSE OF CLIMATE ASSESSMENTS

The purpose of the Climate Assessments is to evaluate the anticipated impact of master plans and zoning text amendments (ZTAs) on the county's contribution to addressing climate change. These assessments provide the County Council with a better understanding of the potential climate impacts and implications of proposed master plans and ZTAs, at the county level. The scope of the Climate Assessments is limited to addressing climate change, specifically the effect of land use recommendations in master plans and ZTAs on greenhouse gas (GHG) emissions and sequestration, and how actions proposed by master plans and ZTAs could improve the county's adaptive capacity to climate change and increase community resilience.

While co-benefits such as health and cost savings may be discussed, the focus is on how proposed master plans and ZTAs may impact GHG emissions and community resilience.

SUMMARY

Depending on the number, type, size, density, and location of new housing construction resulting from ZTA 25-02, mostly minor to moderate negative and positive local impacts are expected on greenhouse gas emissions and minor to moderate negative impacts on carbon sequestration considering transportation, building embodied emissions, energy, and land cover change and management-related factors. Minor to significant negative and positive local impacts are expected on community resilience and adaptive capacity considering exposure, sensitivity, and adaptive capacity-related factors.

BACKGROUND AND PURPOSE OF ZTA 25-02

ZTA 25-02 was introduced on February 4, 2025 and sponsored by Councilmembers Friedson and Fani-González, and co-sponsored by Council President Stewart and Councilmembers Balcombe, Luedtke, and Sayles. ZTA 25-02 will allow duplexes, triplexes, townhouses, and apartment buildings in the R-40, R-60, R-90, and R-200 zones if along the following road types: Boulevard, Downtown Boulevard, Downtown Street, Town Center Boulevard, or Controlled Major Highway. The front lot line, typically indicated by the street address, must abut the applicable corridor. 15% of the units, with a minimum

of 1 workforce housing unit if an application has at least 3 units, must meet the requirements for workforce housing, which is defined as 70-120% area median income (AMI) in the County Code.

VARIABLES THAT COULD AFFECT THE ASSESSMENT

CLIMATE-RELATED VARIABLES

Transportation- Vehicle miles traveled by type, Number of trips, Non-vehicle modes of transportation, Public transportation use.

Building Embodied Emissions – Building square footage, Building life span, Pavement infrastructure, Material waste produced, Use of green building materials.

Energy – Electricity usage, Electricity efficiency.

Land Cover and Management –Area of non-forest tree canopy, Area of green cover.

COMMUNITY RESILIENCE-RELATED VARIABLES

Exposure-Related Factors – Activity in flood-risk areas, Exposure to other hazards (e.g., storms, wind, drought).

Sensitivity-Related Factors –Change to non-forest tree canopy, Change to quality or quantity of other green areas, Change to impacts of heat, Change in perviousness, Change in stormwater management system treatments, Change to water quality or quantity, Change to air quality.

ADAPTIVE CAPACITY-RELATED VARIABLES

Change to access to transportation, Change to community connectivity

ANTICPATED IMPACTS

GREENHOUSE GAS EMISSIONS, CARBON SEQUESTRATION, AND DRAWDOWN

Depending on the number, type, size, density, and location of new housing construction resulting from ZTA 25-02, minor to moderate negative and positive local impacts are expected on greenhouse gas emissions and minor to moderate negative local impacts on carbon sequestration. [Note: The *Climate Assessment Recommendations for Master Plans and Zoning Text Amendments in Montgomery County* indicate that carbon sequestration, drawdown, and reduction are generally used interchangeably. The *Recommendations* document uses the term sequestration.]

Transportation-related minor to moderate negative impacts is expected to be due to potential increases in Vehicle Miles Traveled (VMT) and number of trips. Transportation-related positive impacts are expected to be primarily due to minor to moderate potential long-term increases in non-vehicular modes of transportation and public transportation use.

Building embodied emissions-related minor to moderate negative impacts are expected due to minor increases in building square footage and pavement infrastructure. Building embodied emissions-related minor positive impacts are expected due to longer building life spans for projects that involve buildings that are retrofitted or adaptively reused, and those that use green building materials in new construction. Building embodied emissions-related minor negative impacts are expected for projects that involve the production of material waste from tear down and rebuild activities.

On one hand, energy-related minor negative impacts are expected due to increased electricity usage on a total grid scale. On the other hand, minor positive energy-related impacts are expected due to decreased usage of natural gas, as well as decreases in electricity use and slight increases in energy efficiency on a per-capita basis.

Land cover change and management-related minor to moderate negative impacts on carbon sequestration are expected due to decreases in tree canopy and minor negative impacts on carbon sequestration due to decreases in other areas of green cover.

COMMUNITY RESILIENCE AND ADAPTIVE CAPACITY

Depending on the number, type, size, density, and location of new residential construction resulting from ZTA 25-02, minor to moderate negative local impacts are anticipated on community resilience (exposure and sensitivity-related factors) and minor positive local impacts are anticipated on adaptive capacity factors.

Depending on the project location and density with respect to flood hazard area mapping currently under development as part of the county's *Comprehensive Flood Management Plan*, exposure-related minor to significant negative impacts could occur due to potential increases of activity in flood risk areas. Similarly, depending on the location of projects with respect to the road network, exposure-related minor to moderate negative impacts could occur due to potential increased exposure to noise.

Depending on the number, density, and location of projects, sensitivity-related minor to moderate negative impacts are expected due to decreases in non-forest tree canopy and other green areas, increased heat impacts due to increases in impervious surfaces, decreases in pervious cover, potential need for enhancements in existing stormwater management systems, increased stormwater runoff and decreased water quality, and decreased air quality due to increases in numbers of motor vehicle trips and vehicle miles traveled.

Adaptive capacity-related minor positive impacts are expected due to increases in access to transportation and increases in community connectivity.

RELATIONSHIP TO GREENHOUSE GAS REDUCTION, SEQUESTRATION, AND OTHER ACTIONS CONTAINED IN THE MONTGOMERY COUNTY CLIMATE ACTION PLAN (CAP)

The CAP details the effects of a changing climate on Montgomery County and includes interagency strategies to reduce greenhouse gas emissions and climate-related risks to the county's residents, businesses, and the built and natural environment.

The CAP includes 86 climate actions as a pathway to meet the county's ambitious climate goals while building a healthy, equitable, and resilient community. Each county department has responsibilities for specific climate actions that are relevant to the work of that department. The following section provides a list of the CAP action items relevant to Montgomery Planning and pertain to ZTA 25-02. While it is not possible to know the rate of implementation, development, funding, or other implications, each CAP action item was rated as high, medium, low, negative, or not addressed for its potential to reduce GHG gas emissions, sequester carbon, and support other CAP climate actions.

Climate Adaptation Actions

- A-11: Climate Adaptation Development Standards. Not Addressed.
- A-13: Ban Stormwater Management Waivers. Not Addressed.

Building Actions

- B-5: All-Electric Building Code for New Construction. Low. Depending on the amount of new construction resulting from this ZTA, there is the potential for increased use of electricity vs fossil fuels.
- B-6: Disincentivize and/or Eliminate Natural Gas in New Construction. Low. Depending on the amount of new construction resulting from this ZTA, there is the potential for decreased use of natural gas in new construction.
- B-7: Net zero Energy Building Code for New Construction. Low. Depending on the amount of new construction resulting from this ZTA, there is the potential for an increased number of net zero energy buildings.

Carbon Sequestration Actions

- S-2: Retain and Increase Tree Canopy. Negative. Minor to moderate decreases in tree canopy would be expected to result from this ZTA.

RECOMMENDED AMENDMENTS

Potential amendments to ZTA 23-02 to mitigate negative impacts could include reducing parking requirements to help reduce increases in impervious cover (or give the Planning Board the option to do so), and to take flood hazard information (currently under development in a new county

comprehensive flood management plan) into account in siting new development under this ZTA to minimize exposure to flooding and increasing flood risk.

Stormwater management provisions exist for small lots (under 15,000 square feet) that address lot-to-lot drainage for residential lots for one-family and two-family properties. The current county stormwater management code is silent on protections for three- and four- unit multiplex buildings. Planning Staff recommends code changes, ZTA changes, or other enforceable mechanisms as appropriate to require control of water runoff from small building sites including detached, duplex, and multiplex building types at least consistent with current redevelopment standards, and possibly more stringent standards to support CAP Climate Adaptation Action A-11: Climate Adapted Development Standards (see relationship to the CAP section). Planning Staff also recommend assessing the potential need for code changes, ZTA changes, or other enforceable mechanisms as appropriate to develop new standards regarding stormwater management waivers for this type of development to support the rationale underlying CAP Climate Adaptation Action A-13 Ban Stormwater Management Waivers (see relationship to the CAP section). Doing so would mitigate stormwater quantity, flooding, and water quality negative impacts that could otherwise result from ZTA 25-02.

The CAP Carbon Sequestration Action S-2: Retain and Increase Tree Canopy (see relationship to the CAP section) specifically addresses tree canopy issues. A current provision in Chapter 55 (the tree canopy law) of the county code prohibits property owners from receiving a credit for on-site tree canopy unless they have a minimum 400 square feet of open space. This requirement has compelled many applicants who trigger the law to pay the off-site fee rather than replace trees on site. Planning Staff recommends code changes, ZTA changes, or other enforceable mechanisms as appropriate to reduce tree spacing in the right-of-way and reduce the open area requirements on private lots to lessen the tree canopy loss that could otherwise result from ZTA 25-02.

SOURCES OF INFORMATION, ASSUMPTIONS, AND METHODOLOGIES USED

The climate assessment for ZTA 25-02 was prepared using the methodology for ZTAs contained within the *Climate Assessment Recommendations for Master Plans and Zoning Text Amendments in Montgomery County, December 1, 2022*.