



Zoning Ordinance Rewrite & Comprehensive Map Amendment

Work Session #3:

New zones; Revisions to existing
zone standards; Height transitions;
and Comprehensive Map
Amendment (Part 2)

May 5, 2025

Presentation Outline



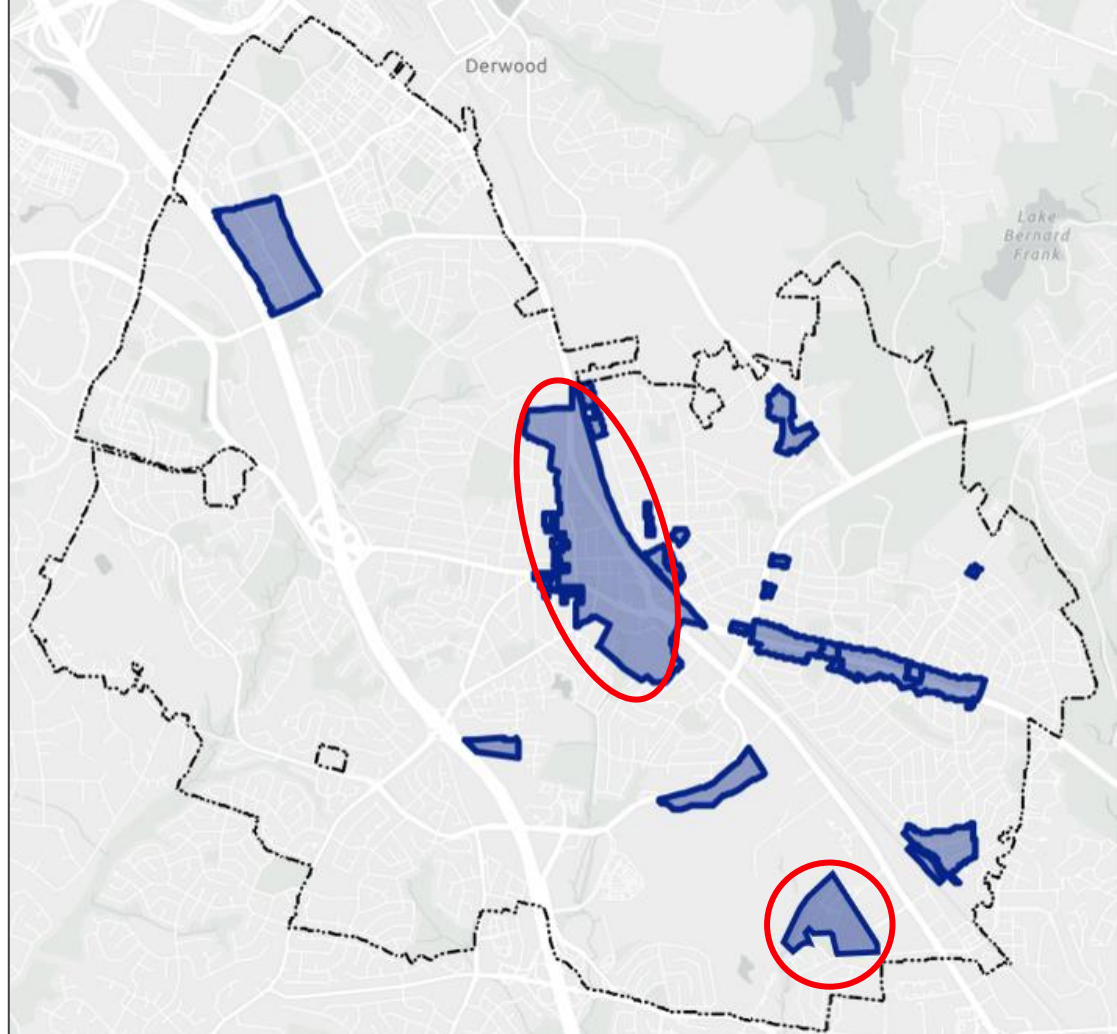
- ▶ Project Timeline
- ▶ Review of Previous Work Session
- ▶ New Zones (Town Center, High-Density Residential)
- ▶ Building Height Transitions to Residential Zones
- ▶ Revisions to Existing Zone Standards
- ▶ Comprehensive Map Amendment (Part 2)

Project Timeline



Previous Work Session

- ▶ Proposed Comprehensive Map Amendment
- ▶ Received general support for most areas with a need for additional outreach
- ▶ **Now:** Review new zones (including Town Center), existing zones, and specific proposed rezonings

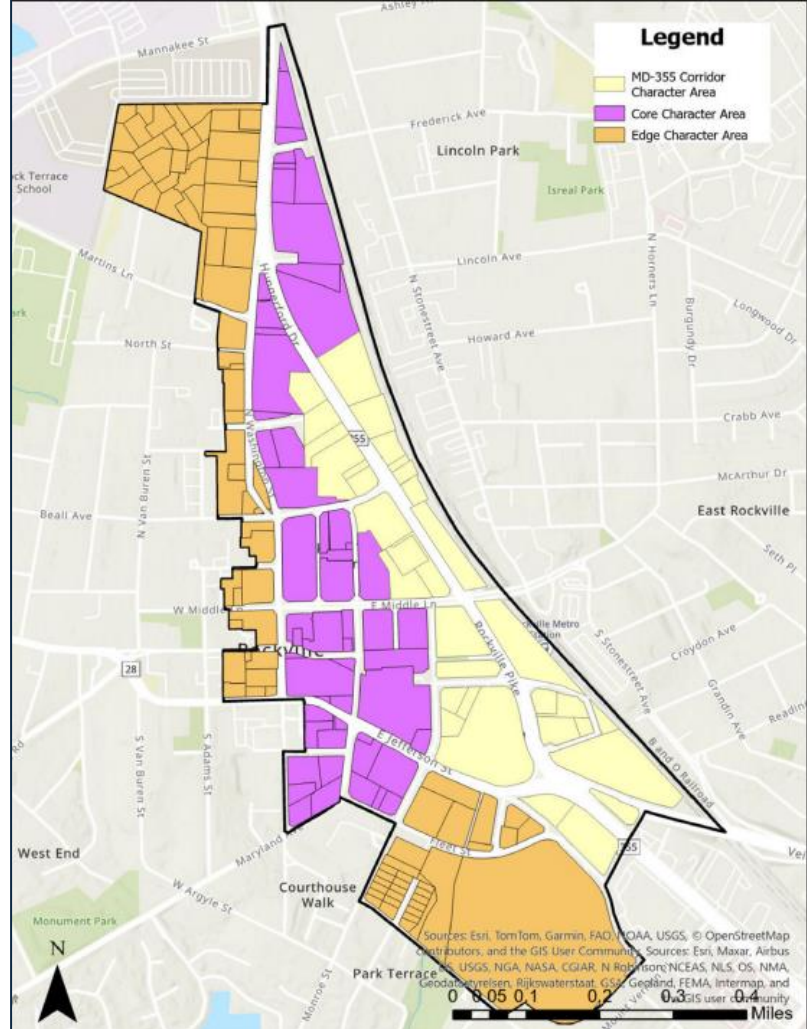
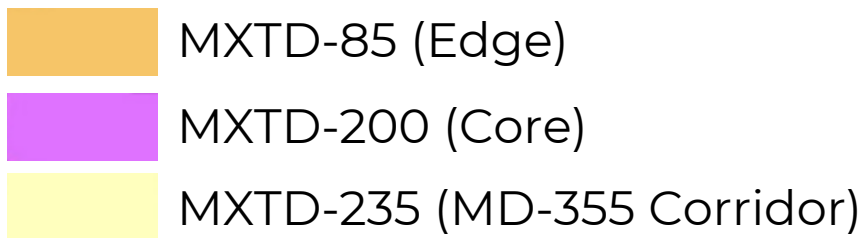


New Zones

New Zones

A 'Family' of Mixed-Use Transit District (MXTD) Zones

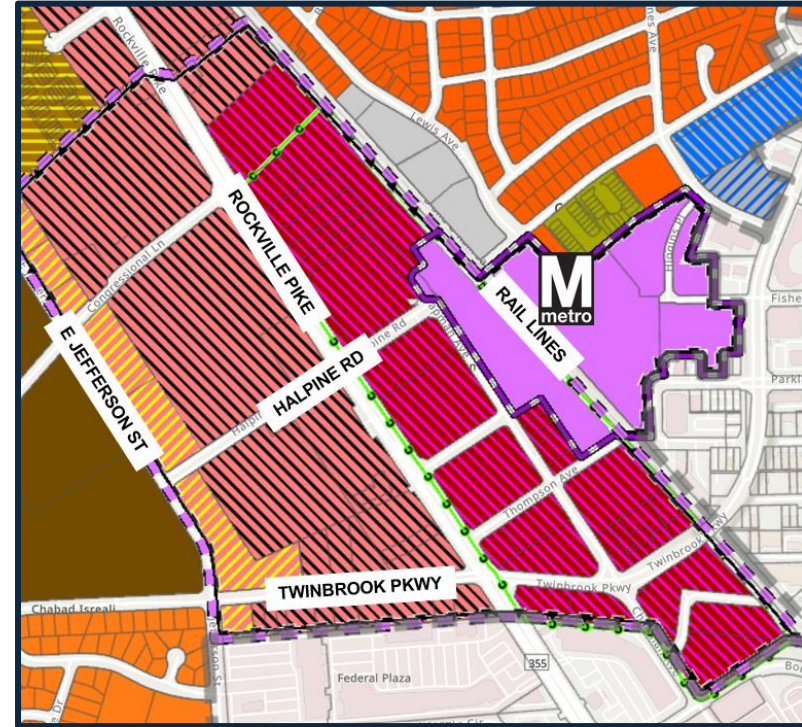
- ▶ Most walkable, transit-oriented zone
- ▶ Expand MXTD to 3 new zones to correspond with TCMP character areas



MXTD-235 (Twinbrook and Shady Grove)



- ▶ Recommended due to Town Center zoning
- ▶ Supported by Comprehensive Plan
- ▶ *Base height:* Increase from 120' to 235'
- ▶ *Bonus height:* Increase to 100' for affordable housing or Champion Project



New Zones



A 'Family' of Mixed-Use Transit District (MXTD) Zones

1. Is a 'family' of MXTD zones, varied by height, appropriate for Town Center?
2. Should the MXTD-235 be applied to the MXTD properties at Twinbrook and Shady Grove?

New Zones



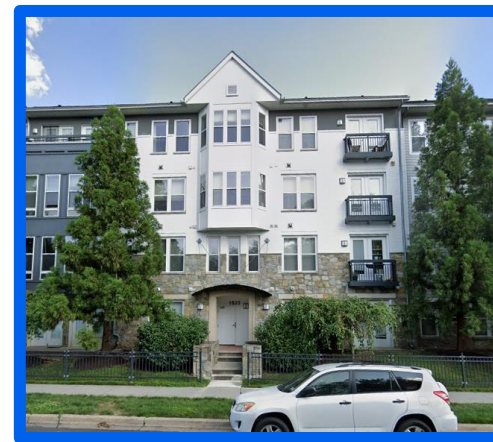
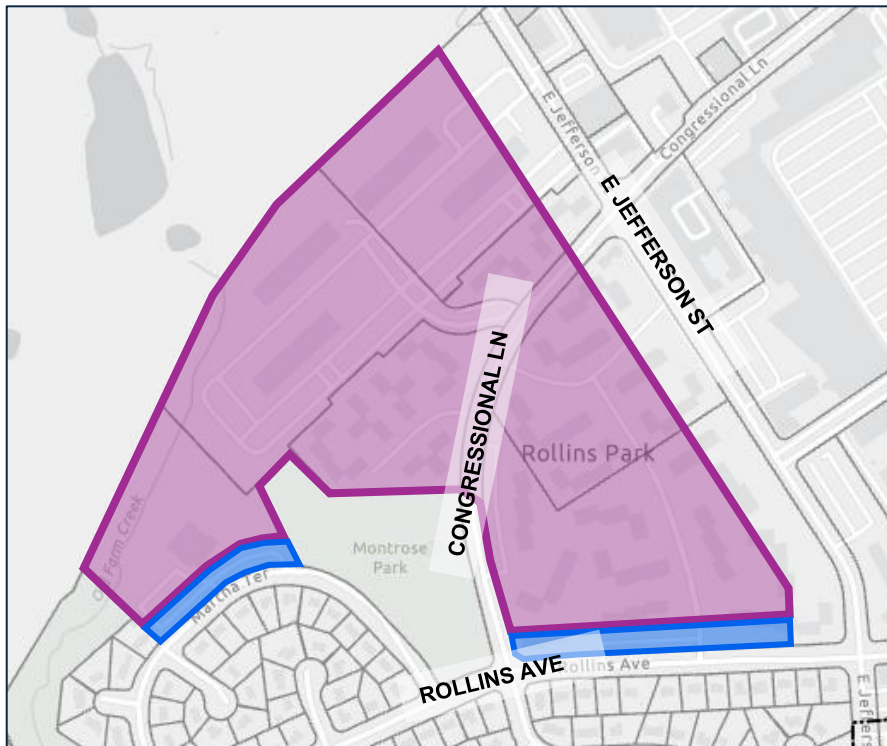
Residential High Density (RHD)

- ▶ Recommended by Comprehensive Plan
- ▶ Revised from initial proposal
- ▶ Residential uses
- ▶ Height:
 - ▶ 75' max
 - ▶ 45' within first 100' from property line when abutting/confronting single-unit residential
- ▶ Density:
 - ▶ 50 dwelling units/acre



New Zones

Residential High Density (RHD)





New Zones

Residential High Density (RHD)

Are the density and height transitions recommended for the RHD appropriate?

Height Transitions

Current Height Transitions



Provisions for transitions, typically from single-unit residential
“Layback slope” required from lower- to higher-intensity uses

- Undermines/inconsistent with Comprehensive Plan objectives, Climate Action Plan, and Town Center Master Plan recommendations

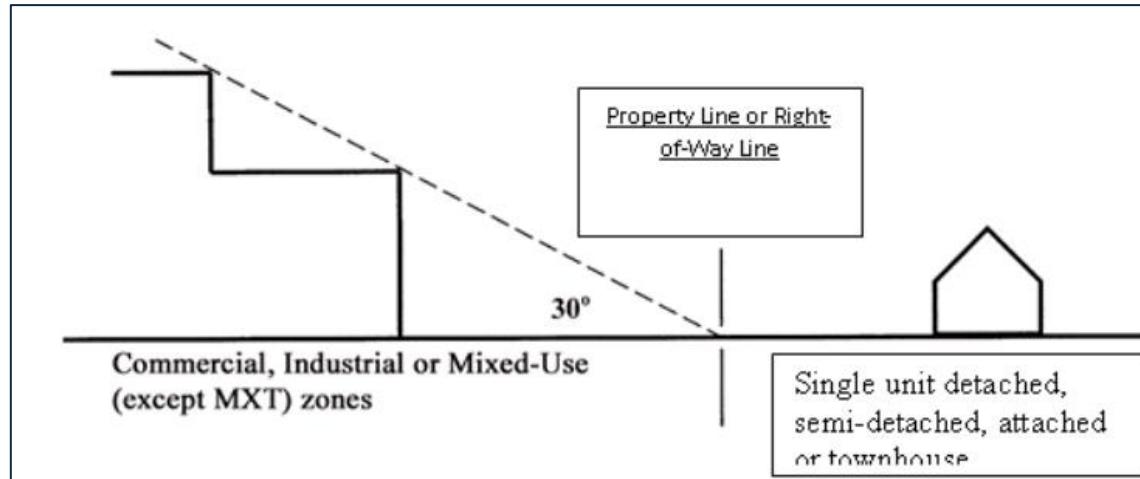
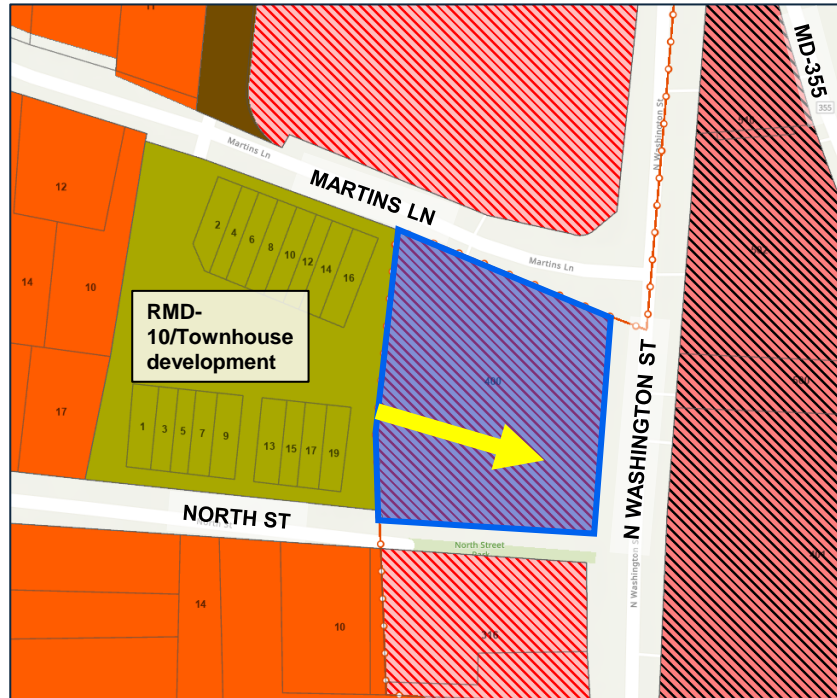


Illustration of Issues with Layback Slope

400 N. Washington Street Case Study



- ▶ Size: 1.07 acres
- ▶ Width: 205'
- ▶ Zoning:
 - ▶ Current: MXNC
 - ▶ Proposed: MXTD-85
- ▶ Allowable height
 - ▶ Current: 45-65'
 - ▶ Proposed: 85' (135' with bonus)
- ▶ Layback slope prevents development in accordance with plan recommendations



Distance from Abutting Property Line	Allowed Height with Layback Slope	Equivalent Number of Stories (estimated)
10 feet (existing setback)	5.7 feet	0
20 feet	12 feet	1
61 feet	35 feet	2 – 3
78 feet	45 feet	4
112 feet	65 feet	5 - 6
147 feet	85 feet	7 - 8
233 feet	135 feet	11 - 12

To build to the 45' height currently allowed with MXNC zoning, would need to be 78' in from the western property line (roughly 2/5 into property).

To get to 85' height proposed under the MXTD-85 zoning, would need to be 147' (roughly 3/4) into property.

It would not be possible to construct to maximum bonus height.



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Proposed Height Transition

Modern proposal to ensure transitions from lower- to higher-intensity buildings

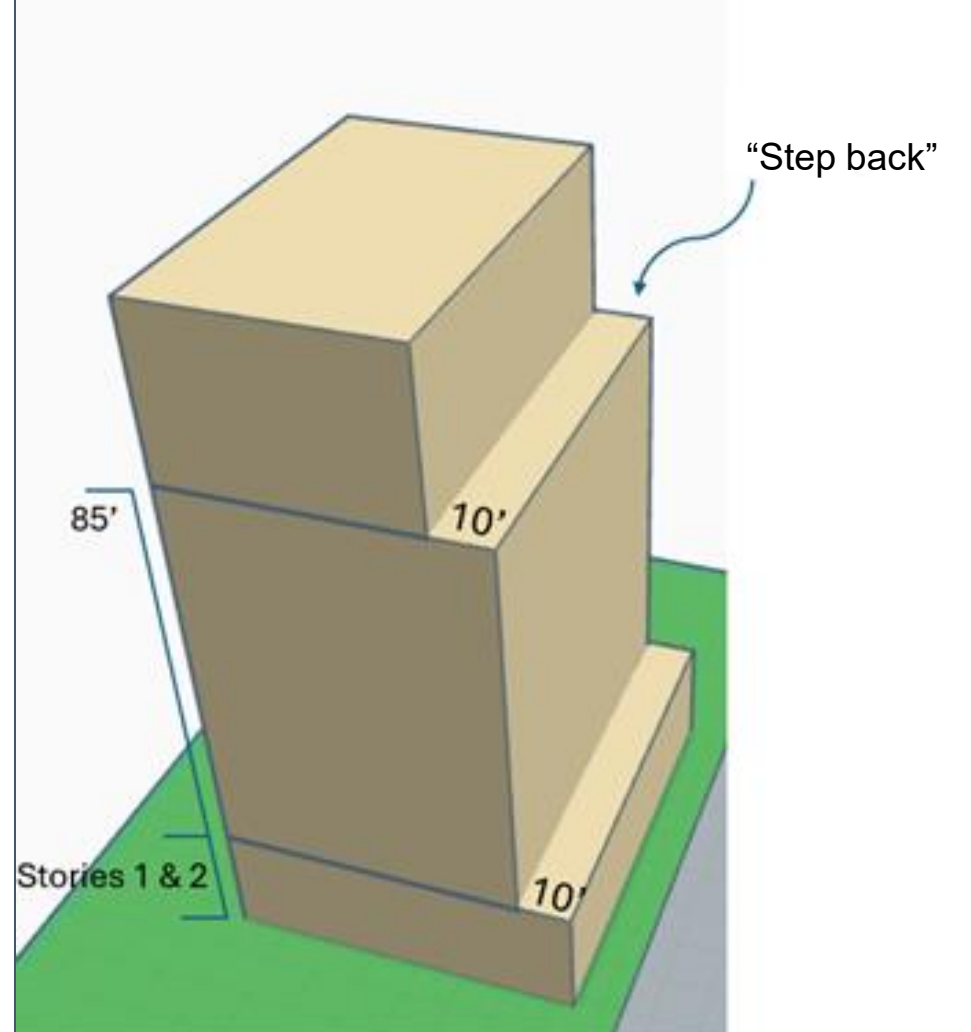
Facilitate the achievement of Plan policies and goals

Allows developments to reach allowable heights while mitigating impact

Proposal

Buildings of 50' or greater must “step back” 10'

- ▶ After the second story
- ▶ At 85'

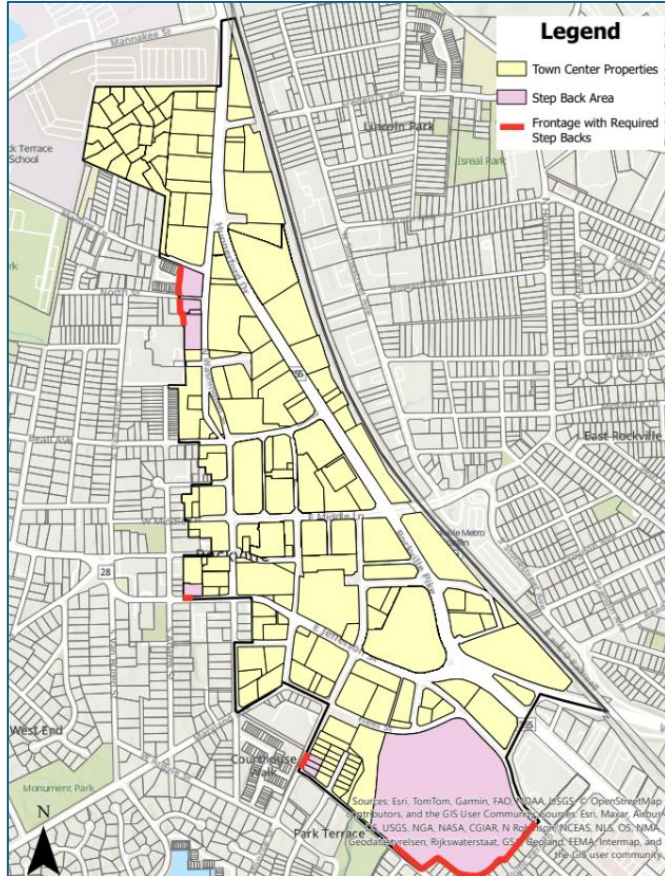


Proposed Height Transitions – When it Applies

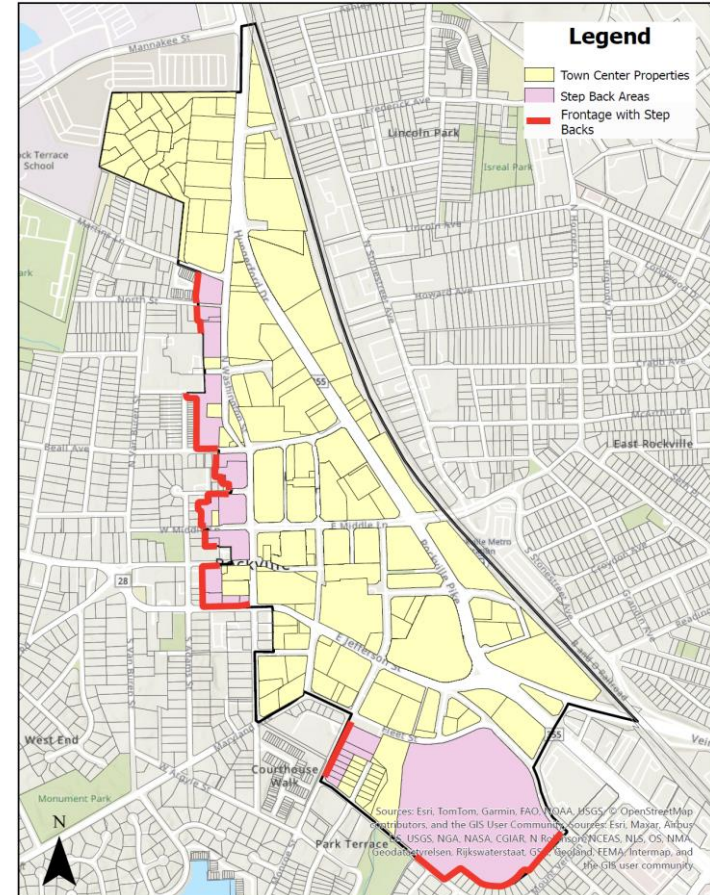


Height Transitions Apply to:	When abutting or confronting properties developed with single-unit, duplex, or townhouse dwellings in the...
MXTD-235	
MXTD-200	• R-400
MXTD-85	• R-200
MXCD	• R-150
MXCT	• R-90
MXE	• R-75
MXB	• R-60
MXNC	• R-40
RMD-25	• RMD-Infill
I-H	• RMD-10
I-L	• RMD-15

If not applied from MXT, MXRO –Staff's Proposal



If applied from MXT, MXRO



MXTD Height



1. Are the height transitions appropriate?
2. Should a height transition apply from the MXT or MXRO zone?

Revisions to Existing Zone Standards

Housing Expansion & Affordability Act (HEAA)



Qualified project	If you provide...	HEAA benefit
Located within 0.75 miles of a passenger rail station	20% of housing units deed-restricted affordable for min. 40 years	30% height bonus
Controlled by a nonprofit or located on land owned by a nonprofit	25% of housing units deed-restricted affordable for min. 40 years	

Revisions to Existing Zone Standards



Light Industrial: Increase base height from 40' to 60'

- ▶ Ensure regulations support retention and growth of industrial uses
- ▶ Allow more flexibility for limited/highly sought-after I-L land

Design Requirements

- ▶ Increase clarity, specificity, and enforceability
 - ▶ Facades, materials, architectural treatment, windows, doors, etc.
- ▶ Add provisions for alternative compliance

RMD-Infill



Allows for a diversity of 'missing middle' housing

- ▶ Single-unit detached and other 'house-scale' dwellings (duplex/triplex/fourplex, townhouse)
- ▶ Proposed to add 'cottage courts'

Development allowed on lots of any size

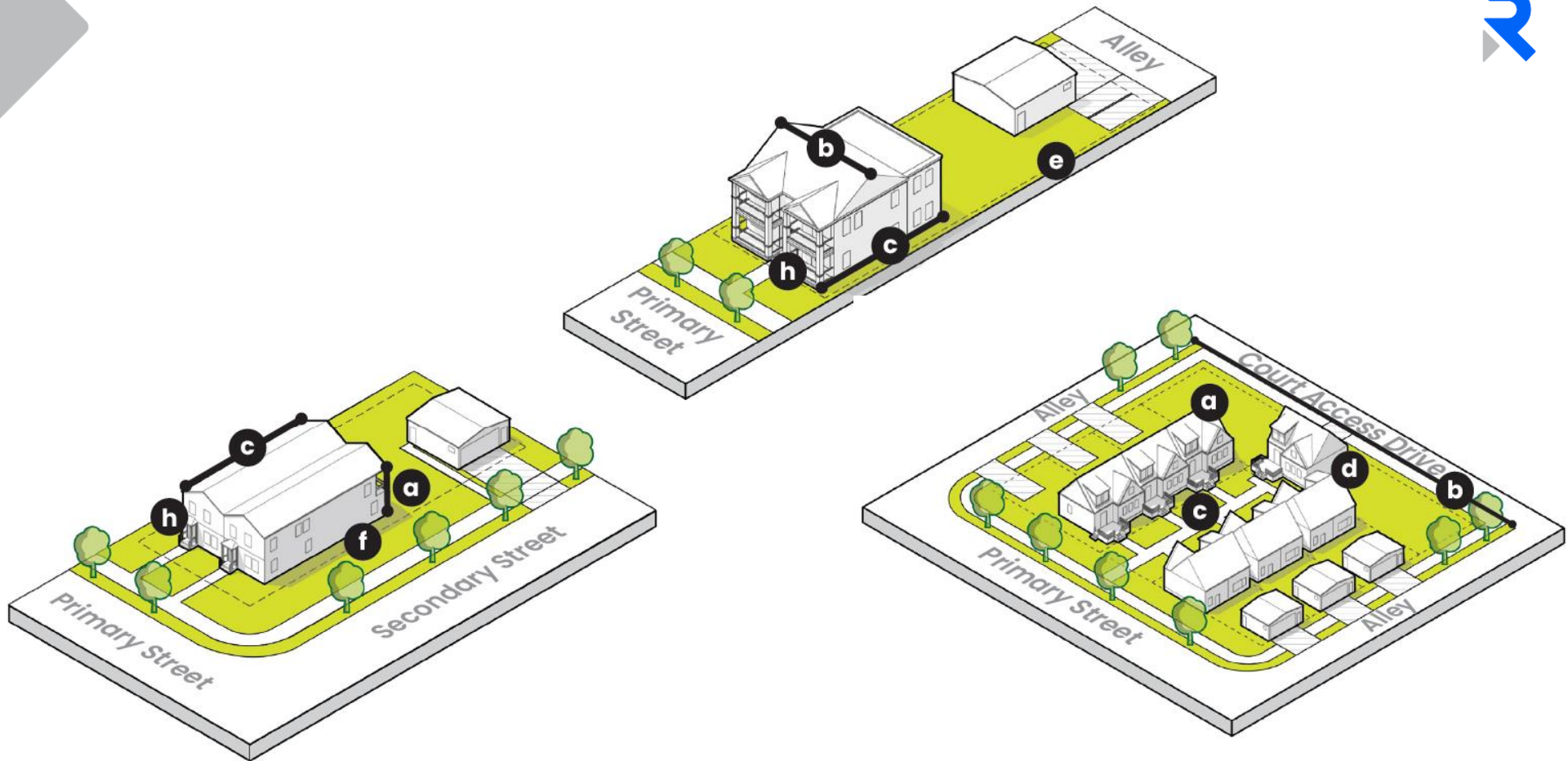
Limited design standards

Height

- ▶ Cottage court: 30'
- ▶ Duplex, triplex: 35'
- ▶ Fourplex: 40'

Setbacks

- ▶ Front: 15'
- ▶ Side: 5' (can be reduced)
- ▶ Rear: 5'





Revisions to Existing Zone Standards

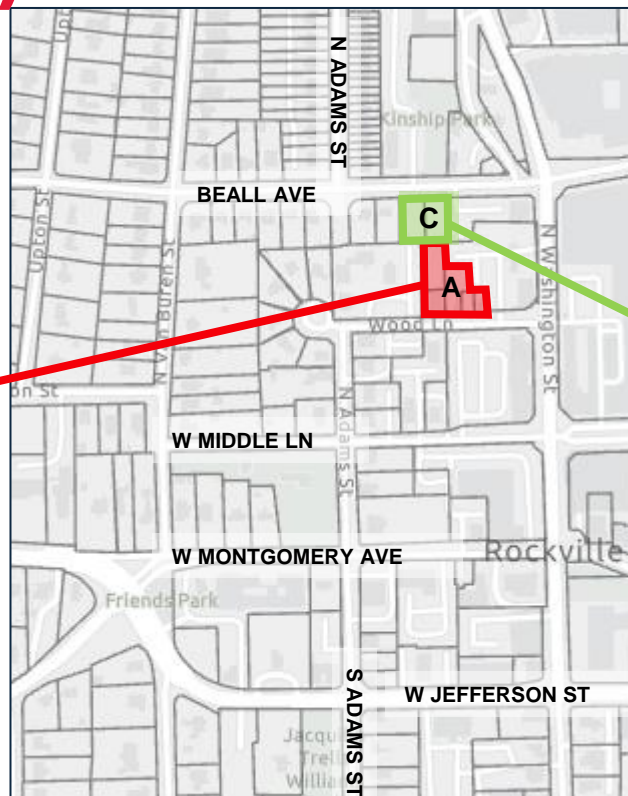


RMD-Infill

Do you continue to be supportive of the RMD-Infill zone as proposed?

Comprehensive Map Amendment (Part 2)

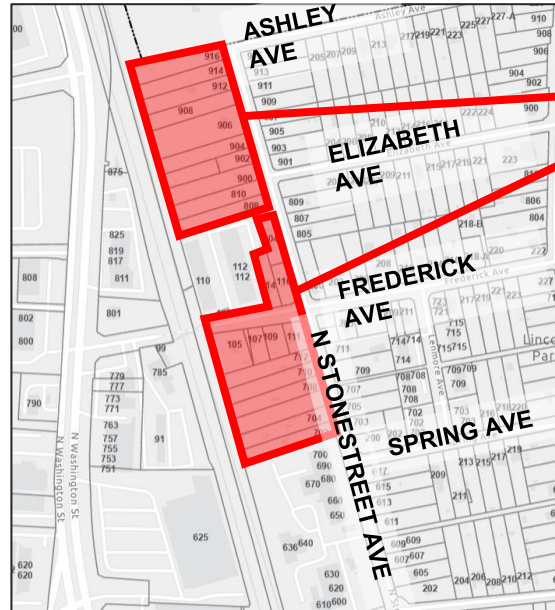
Planning Area 4 (West End and Woodley Gardens E-W)



Current Zone: MXT
Comp Plan Rec: New
zone
Proposed Zone: RO

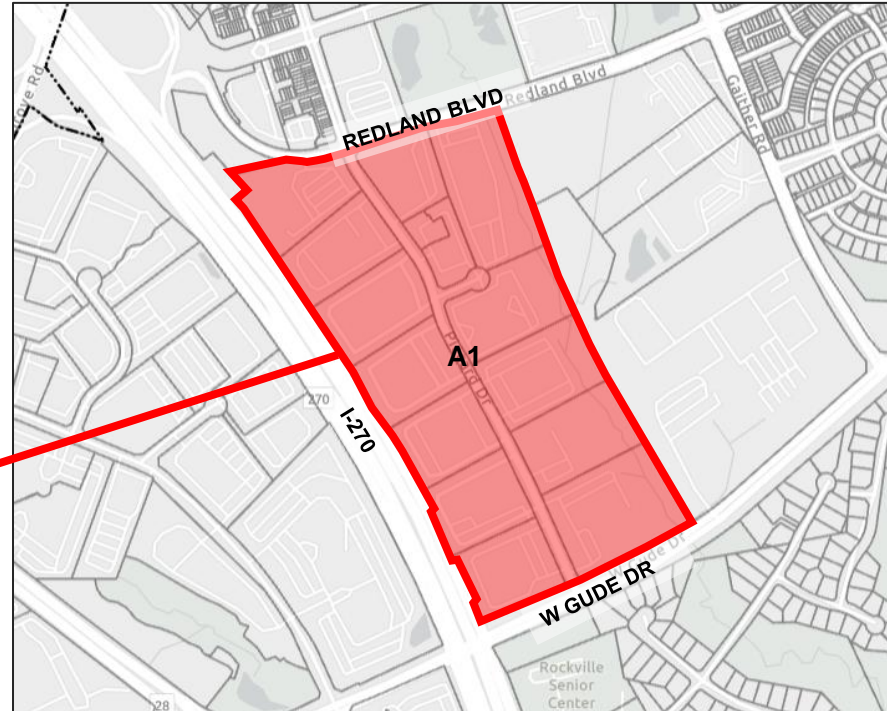
Current Zone: MXT
Comp Plan Rec: R-60
Proposed Zone: R-60

Planning Area 6 (Lincoln Park)



Current Zone: R-60
Comp Plan Rec: New
zone
Proposed Zone: RMD-Infill

Planning Area 16 (King Farm & Shady Grove)



Current Zone: MXE
Comp Plan Rec: MXCD
Proposed Zone: MXCD

Comprehensive Map Amendment (Part 2)

Are there any remaining concerns or questions related to the Comprehensive Plan recommended rezonings that the Mayor and Council requested to revisit?

Questions?