



# Highlights of Advertised Amendments to Expand Housing Options



## Range of Housing Choices

- Advertised DRAFT zoning language allows for the possibility of Expanded Housing Option (EHO) development, such as a duplex, a row of three townhouses, or small apartment or condo buildings for up to 6 units, in zoning districts that currently permit only single-detached homes.
- Zoning standards would ensure that new housing types would be no larger than a single-detached house that can be built today.
- Allows for new construction and the conversion of existing single-detached homes.



## Neighborhood Compatibility

- Maximum building height, footprint, lot coverage, and minimum setbacks would be the same as for single-detached homes.
- Buildings with new housing types would be required to comply with site layout and design standards for compatibility with surrounding neighborhood.



## Additional standards proposed to mitigate potential impacts:

- Limits garages to no more than 50% of front building facade
- Requires one entry door to face the street, or street-facing porches
- Limits parking spaces between building and street
- Limits curb cut width to 17 feet (same as single-detached)
- Requires parking access from alley, *if available*
- Prohibits front and side exterior stairs for units located above ground floor





## Options for Consideration in March

The County Board's authorization to advertise public hearings sets the outer parameters for what could be adopted in March. The scope includes a range of options across policy areas:

- **Units per site:** Maximum of six
- **Minimum site area and transit proximity:** Multiple options, including requiring larger properties for buildings with 5 or 6 units and/or varying required property size based on proximity to transit
- **Parking requirements:** Multiple options, including varying parking requirements based on proximity to transit networks
- **Gross Floor Area:** Options to limit the overall square footage for all additional housing types or for only townhouse and semidetached dwellings. *Building size would continue to be limited by height, setback, and coverage requirements in all options, to mirror what's required for single-detached homes.*
- **Accessory dwellings:** Options to allow only in limited circumstances (e.g., interior units within a townhouse or semi-detached home, exceptions for pre-existing ADs)
- **Tree Requirements:** Options to require up to 4 shade trees for buildings with 2-4 units and up to 8 shade trees for buildings with 5+ units
- **Annual Development Cap:** Options to set a cap of 58 permits per year with a distribution method to be determined by the County Board at adoption, an option to sunset the cap no later than 2028, and an option to have no limit



## Timing and Process

- On January 25, the County Board voted to advertise public hearings on amendments to the Zoning Ordinance and General Land Use Plan.
- The Planning Commission and County Board will each hold public hearings and consider proposed amendments at their respective March meetings. This timing will allow additional opportunities for community input.
- **No final decisions on proposed amendments have been made.**
- Final staff recommendations will include evaluation of advertised options with respect to the study's identified community priorities and concerns, including a racial equity lens.