

Town of Vienna Council Workshop #1

Residential Zones and Standards Calibration

December 3, 2020



ZONECO⁺⁺

Immediate Next Steps

Implement public engagement strategy



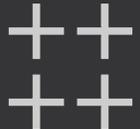
Craft draft menu of districts/zones



Calibrate draft standards for each district/zone (start with residential zone calibrations followed by commercial)



Engagement on draft districts/zones and standards

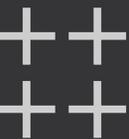
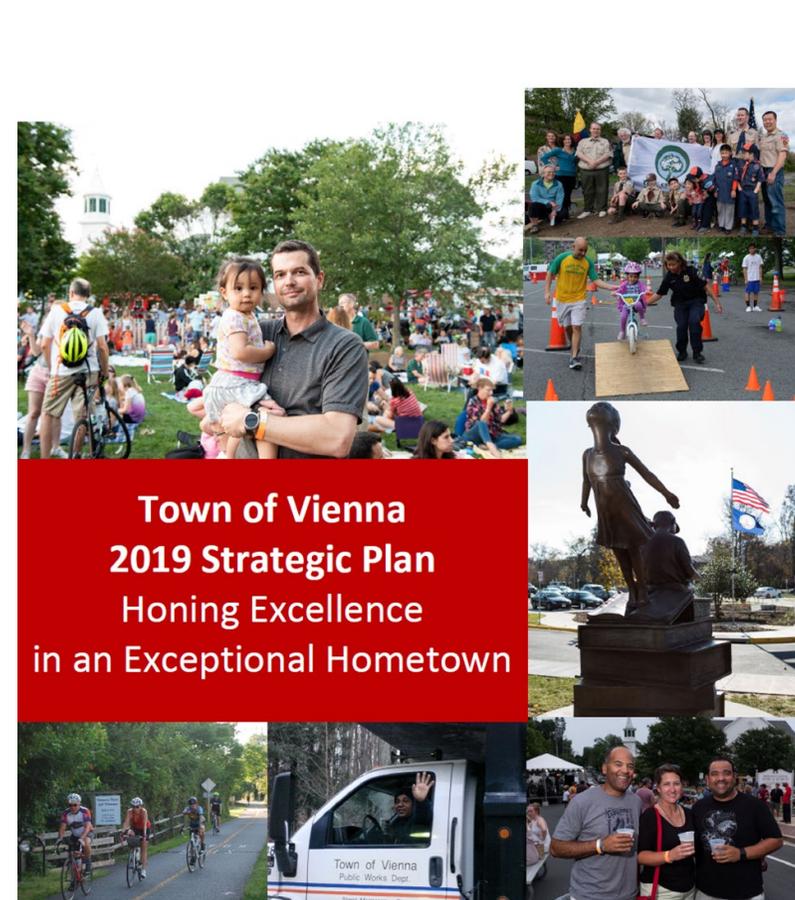


Encourage a Range of Housing Options for a Diverse Population

Scoring Summary (out of 461 Zoning Code subsections)

=	+	-
397	9	25

- Single-family zoning is the Code's focus
- Aging-in-Vienna and inter-generational housing is not the focus of the Code

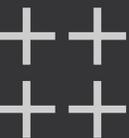
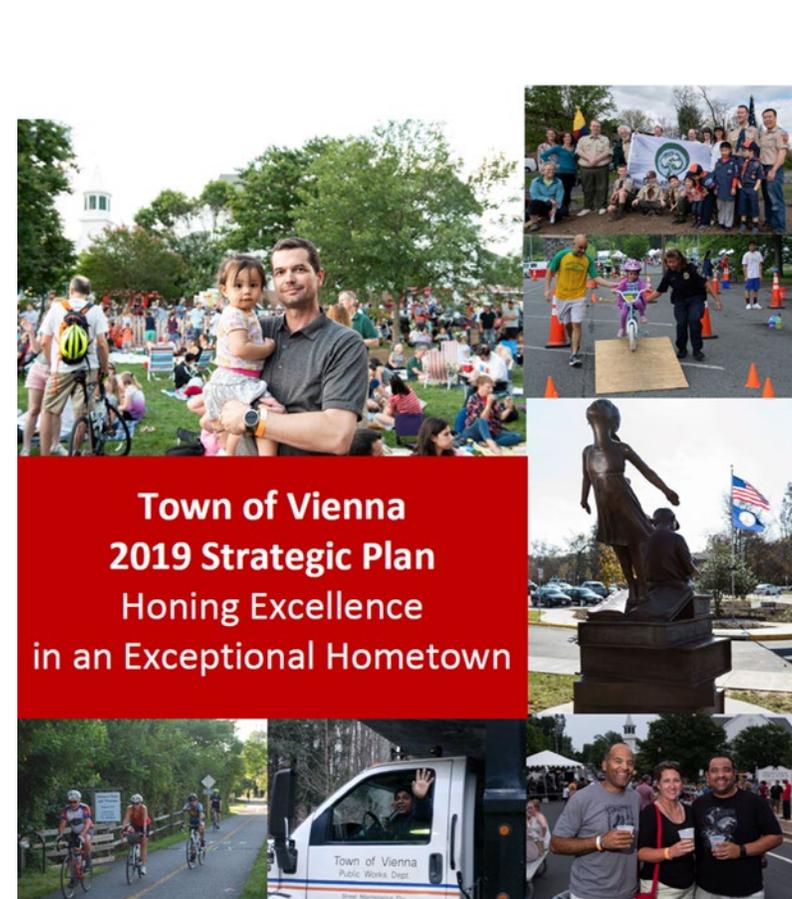


Ensure that Vienna Retains its Unique Single-Family Residential Character and Quality of Life

Scoring Summary (out of 461 Zoning Code subsections)

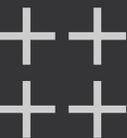
=	+	-
395	32	34

- Code is built for this, but single-family residential isn't the same as it was in the 1950's and 1960's
- Single-family does not mean cut off from everything else and only accessible by car
- Single-family must be inter-generational to maintain its long-term value



Current	Proposed
RS-16 Single-Family Detached Residential	RS-16 – Residential Single-Unit-Large Lot
RS-12.5 Single-Family Detached Residential	RS-12.5 – Residential Single-Unit-Medium Lot
RS-10 Single-Family Detached Residential	RS-10 – Residential Single-Unit - Small Lot
RTH Townhouse RM-2 Multifamily, Low Density	RMU – Residential Multi-Unit <ul style="list-style-type: none"> - Townhomes - Multi-Unit Buildings and Complexes - Two-Unit Attached Dwellings/Duplexes - Cottage Courts

The Vienna Residential Zones

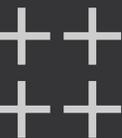


Current	Proposed
RS-16 Single-Family Detached Residential	RS-16 – Residential Single-Unit - Large Lot
RS-12.5 Single-Family Detached Residential	RS-12.5 – Residential Single-Unit - Medium Lot
RS-10 Single-Family Detached Residential	RS-10 – Residential Single-Unit - Small Lot

Proposed changes:

- Front yard setbacks
 - No longer measure from the centerline
 - Allow front porches to encroach up to 8 ft. into front yard setback
- More allowable lot coverage
 - Maximum lot coverage to include all buildings, structures, decks, and patios (enclosed and unenclosed), but not driveways
 - Tree canopy coverage now in place to ensure open space
 - Decks that meet rear setbacks can be more easily converted to enclosed space
 - Driveway cannot exceed more than 50% of front yard area.
- Assisted Living Units (ALU)

The Vienna
**Single-Unit
 Residential
 Zones**

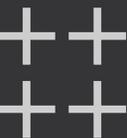


Current	Proposed
RTH Townhouse	RMU – Residential Multi-Unit
RM-2 Multifamily, Low Density	<ul style="list-style-type: none"> - Townhomes - Multi-Unit Buildings and Complexes - Two-Unit Attached Dwellings/Duplexes - Cottage Courts

Proposed changes:

- Add cottage court as residential multi-unit development type
- Remove lot dimension standards in favor of density and open space requirements
- Require offset façade rhythm for rows of townhomes
- 20 ft. front yard setback minimum for all RMU uses
- Prohibit townhomes from front loading directly to a public street
- Maintain residential single-unit scale for all except townhomes and multi-unit buildings – height of 3 stories or 40 ft. (currently max. 35 ft.)
- Require horizontal orientation rather than vertical

The Vienna
**Multi-Unit
 Residential
 Zones**



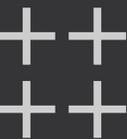


Proposed Townhome Orientation



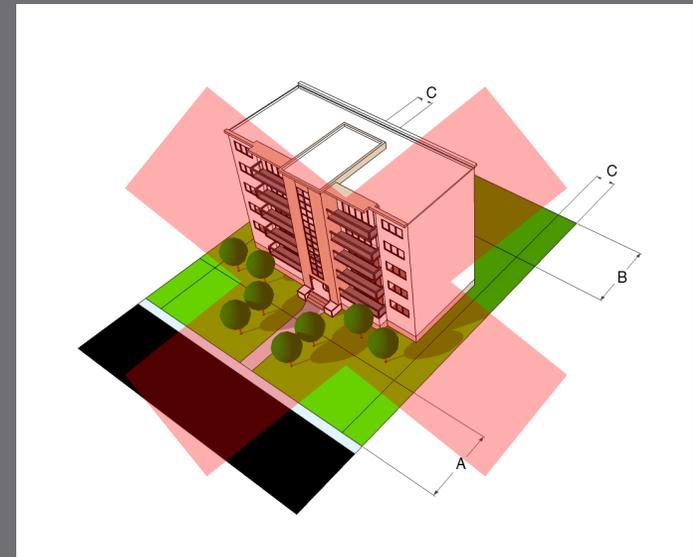
www.montcopa.org

The Vienna Multi-Unit Residential Zones

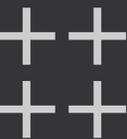




Proposed Multi-Unit Building Orientation



The Vienna Multi-Unit Residential Zones

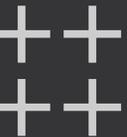




Cottage Court Housing



The Vienna Multi-Unit Residential Zones





Residential Standards Calibration

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Questions

Comments

Discussion

ZONE^{CO}++