



Town Council and Planning Commission Work Sessions

December 3, 2020



ZONECO++

Residential Zones and Standards Calibration

Tonight's Meeting

- Review proposed residential standards as compared with existing standards
- Get your feedback and input specifically on the following:
 - Lot coverage
 - Porches
 - Accessory Living Units (ALUs)
 - Residential Multi-Unit requirements
- Your feedback tonight will inform our upcoming public engagement on these issues, which will include a visual preference survey and virtual public meetings



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)



Public engagement on residential standards (visual preference survey, public meetings)

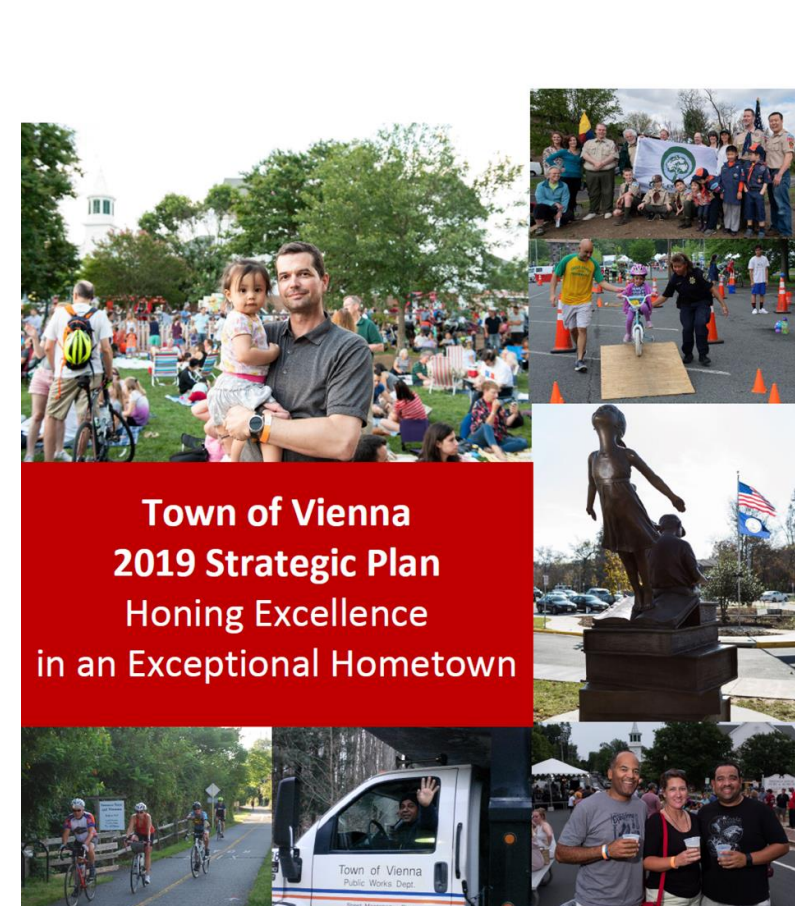


Encourage a Range of Housing Options for a Diverse Population

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

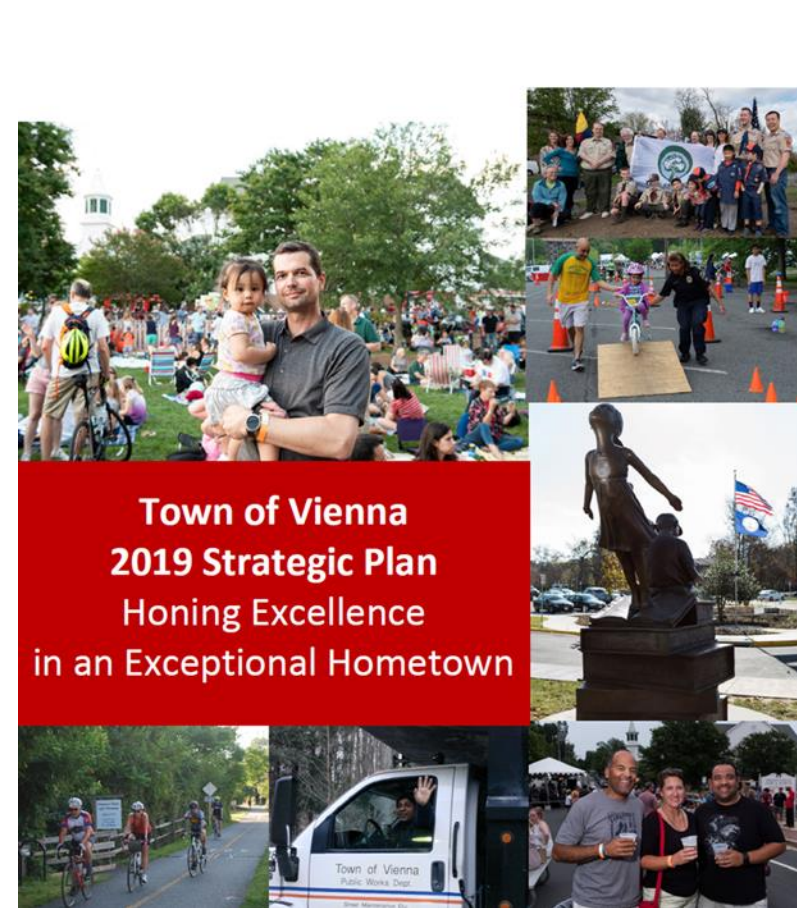


Ensure that Vienna Retains its Unique Single-Family Residential Character and Quality of Life

Scoring Summary (out of 461 Zoning Code subsections)

=	+	-
395	32	34

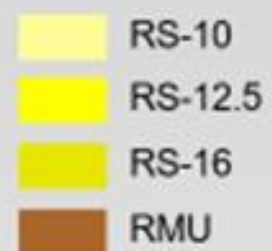
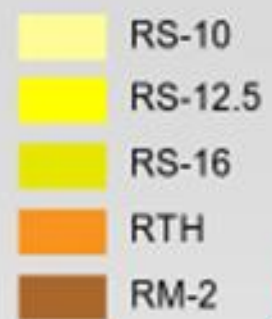
- Code is built for this, but single-family residential isn't the same as it was in the 1950's and 1960's
- Single-family does not mean cut off from everything else and only accessible by car
- Single-family must be inter-generational to maintain its long-term value



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 - Townhomes - Multi-Unit Buildings and Complexes - Two-Unit Attached Dwellings/Duplexes - Cottage Courts

The Vienna Residential Zones

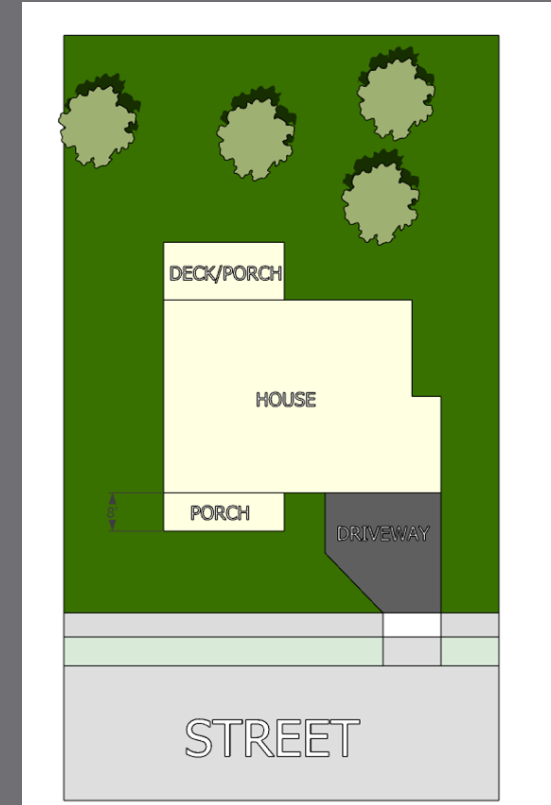




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Proposed Changes

- Front yard setbacks
 - No longer measure from the centerline
 - Allow front porches to encroach up to 8 ft. into front yard setback
- Modified 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 – house and decks can take up 25% of lot area
 - Driveway cannot exceed more than ____% of front yard area.
- Accessory Living Units (ALU)?



The Vienna Single-Unit Residential Zones





Driveway does not count towards lot coverage

- Allows garage to be set back further from the front building line
- Allows side loading garages on smaller lots

Lot coverage. Not more than 25 percent of a lot shall be covered by buildings, accessory buildings, ~~automobile parking spaces and access~~, sport courts, tennis courts, decks, patios and terraces (whether covered or uncovered). Decks, as regulated in [section 18-169](#), may ~~not cover more than five percent of the total area of a lot.~~

The Vienna
Single-Unit
Residential
Zones





The Vienna Single-Unit Residential Zones



ALU Considerations:

- Location and setbacks
- Additional screening
- Occupancy (e.g. one person per ALU)
- Homeowner occupancy required
- Parking (e.g. one dedicated space per ALU)
- Units size (min./max.) (400/800)
- Separate entrance, kitchen, bath required
- Height limits



Accessory Living Units (ALUs)

The Vienna
**Single-Unit
Residential
Zones**



Current	Proposed
RTH Townhouse	RMU – Residential Multi-Unit
RM-2 Multifamily, Low Density	- 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 max. units/acre 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. including parapets (currently max. 35 ft.)
- Require horizontal orientation rather than vertical

The Vienna
Multi-Unit
Residential
Zones





Proposed Townhome Orientation

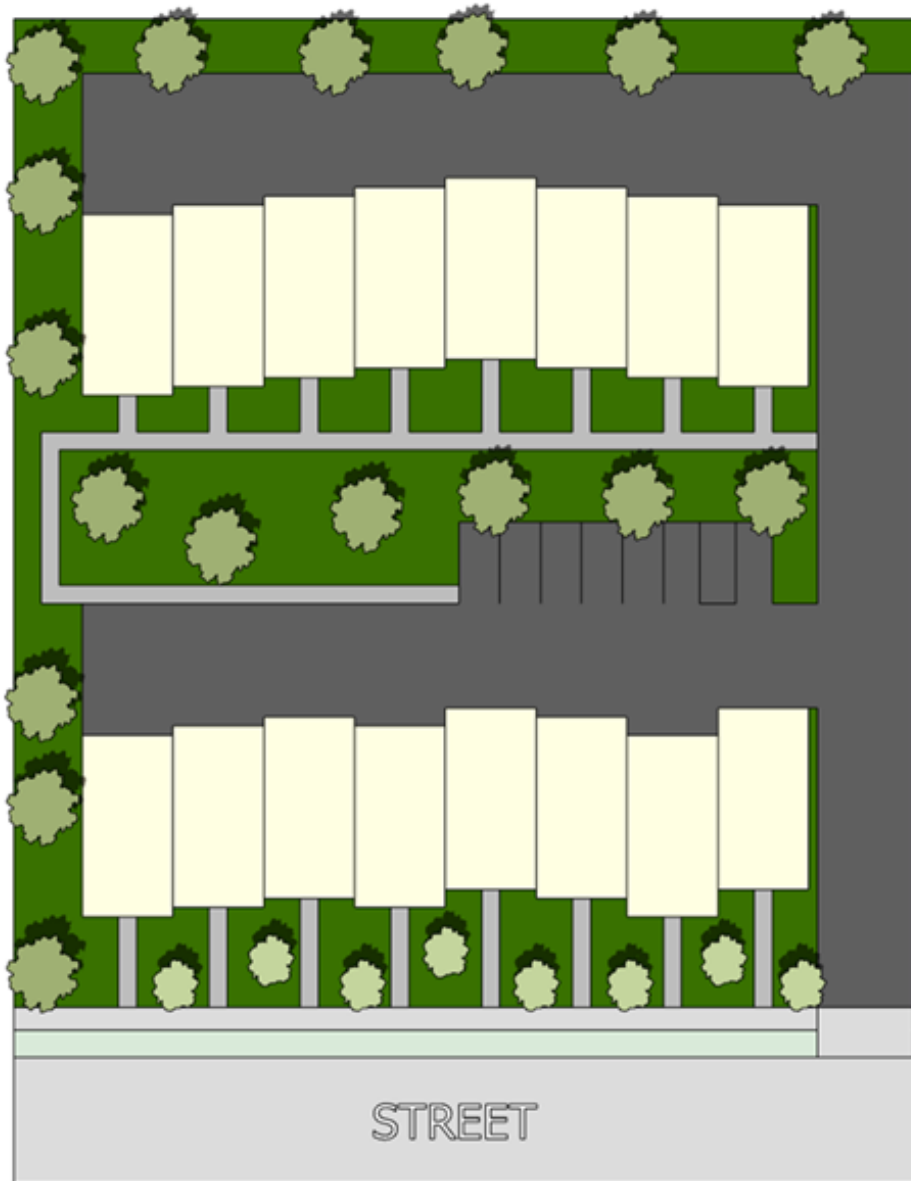


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Townhomes

The Vienna Multi-Unit Residential Zones





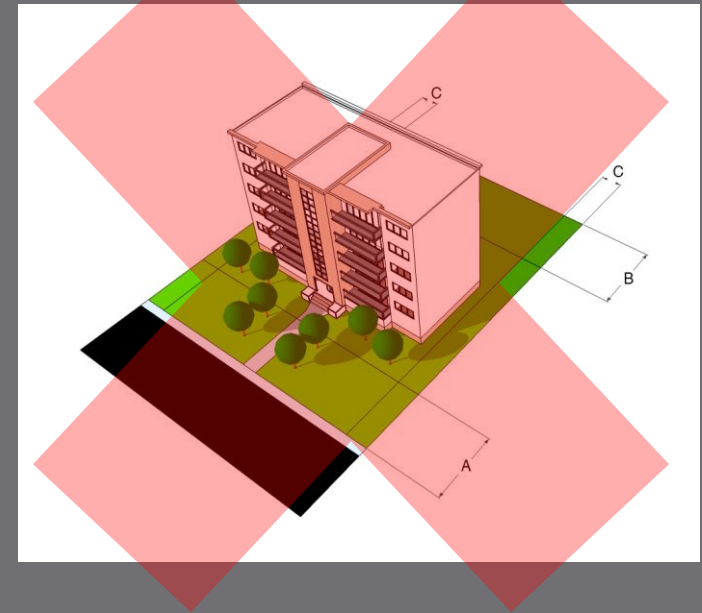
Townhomes

The Vienna
**Multi-Unit
Residential
Zones**





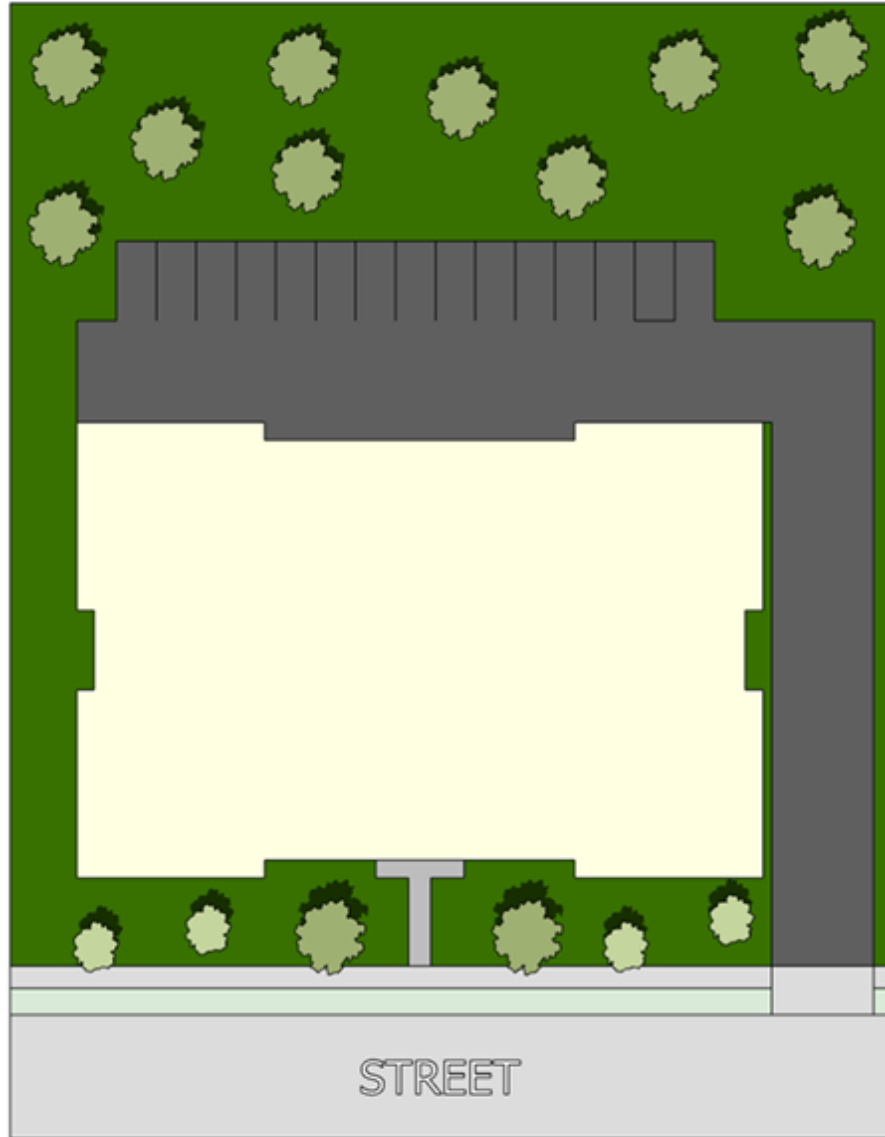
Proposed Multi-Unit Building Orientation



Multi-Unit
Building

The Vienna
**Multi-Unit
Residential**
Zones





Multi-Unit Building

The Vienna
**Multi-Unit
Residential
Zones**



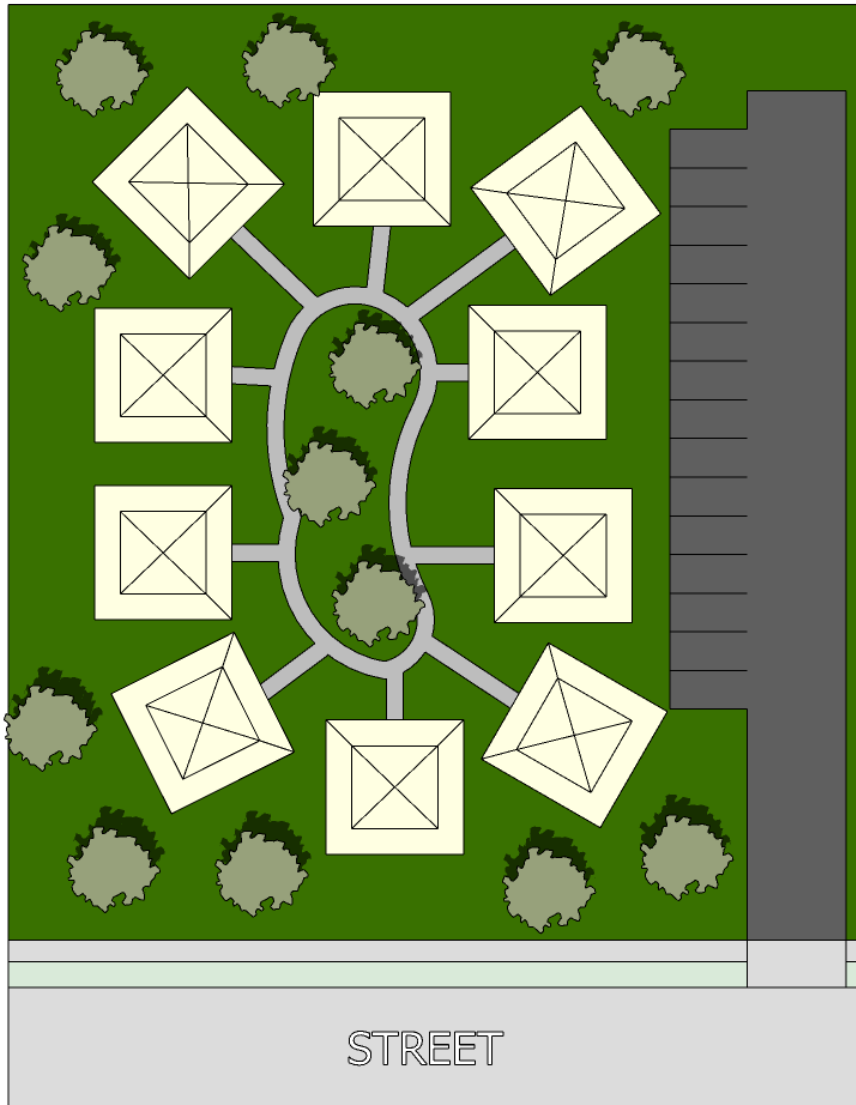


Cottage Courts



The Vienna Multi-Unit Residential Zones





Cottage Courts

- Must have open space
- 1.5 stories/25 ft. max.
- 1,500 sq. ft. unit max.

The Vienna
**Multi-Unit
Residential
Zones**



Next Steps

Public engagement on residential standards (visual preference survey, public meetings)

Planning Commission and Town Council workshops on non-residential zones/districts standards

Public engagement on non-residential standards (visual preference survey, public meetings)

Codify all districts/zones and development standards

Workshops to review districts/zones





Residential Standards Calibration

December 3, 2020

Questions

Comments

Discussion

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