



# Town Council and Planning Commission Work Sessions

December 3, 2020



**ZONE**CO++

**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)

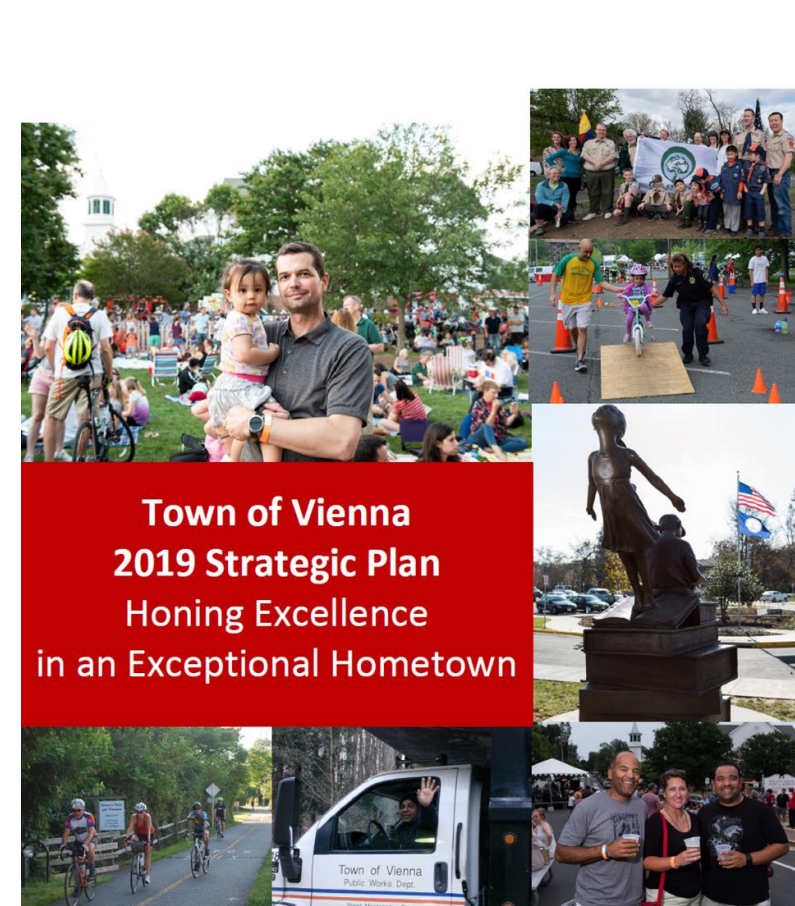


# Encourage a Range of Housing Options for a Diverse Population

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

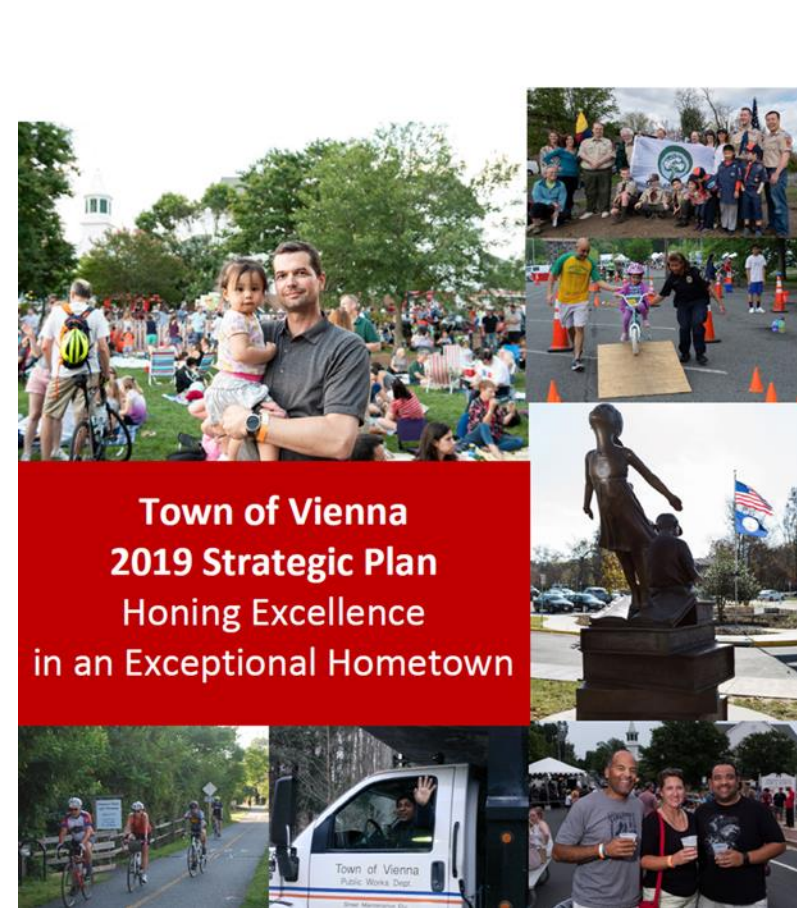


# Ensure that Vienna Retains its Unique Single-Family Residential Character and Quality of Life

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



**Town of Vienna  
2019 Strategic Plan  
Honing Excellence  
in an Exceptional Hometown**

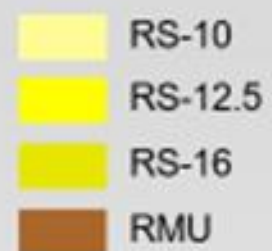
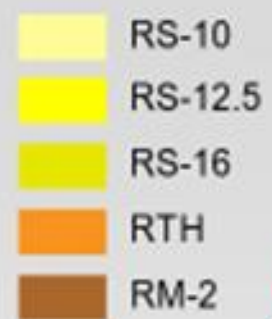


Current	Proposed
RS-16 Single-Family Detached Residential	RS-16 – Residential Single-Unit-Large Lot
RS-12.5 Single-Family Detached Residential	RS-12.5 – Residential Single-Unit-Medium Lot
RS-10 Single-Family Detached Residential	RS-10 – Residential Single-Unit - Small Lot
RTH Townhouse  RM-2 Multifamily,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

# The Vienna Residential Zones



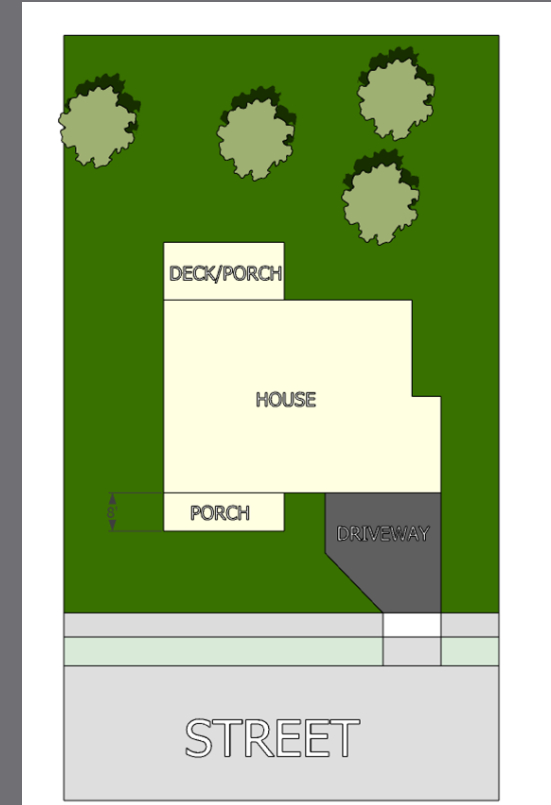




Current	Proposed
RS-16 Single-Family Detached Residential	RS-16 – Residential Single-Unit - Large Lot
RS-12.5 Single-Family Detached Residential	RS-12.5 – Residential Single-Unit - Medium Lot
RS-10 Single-Family Detached Residential	RS-10 – Residential Single-Unit - Small Lot

### Proposed Changes

- Front yard setbacks
  - No longer measure from the centerline
  - Allow front porches to encroach up to 8 ft. into front yard setback
- 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







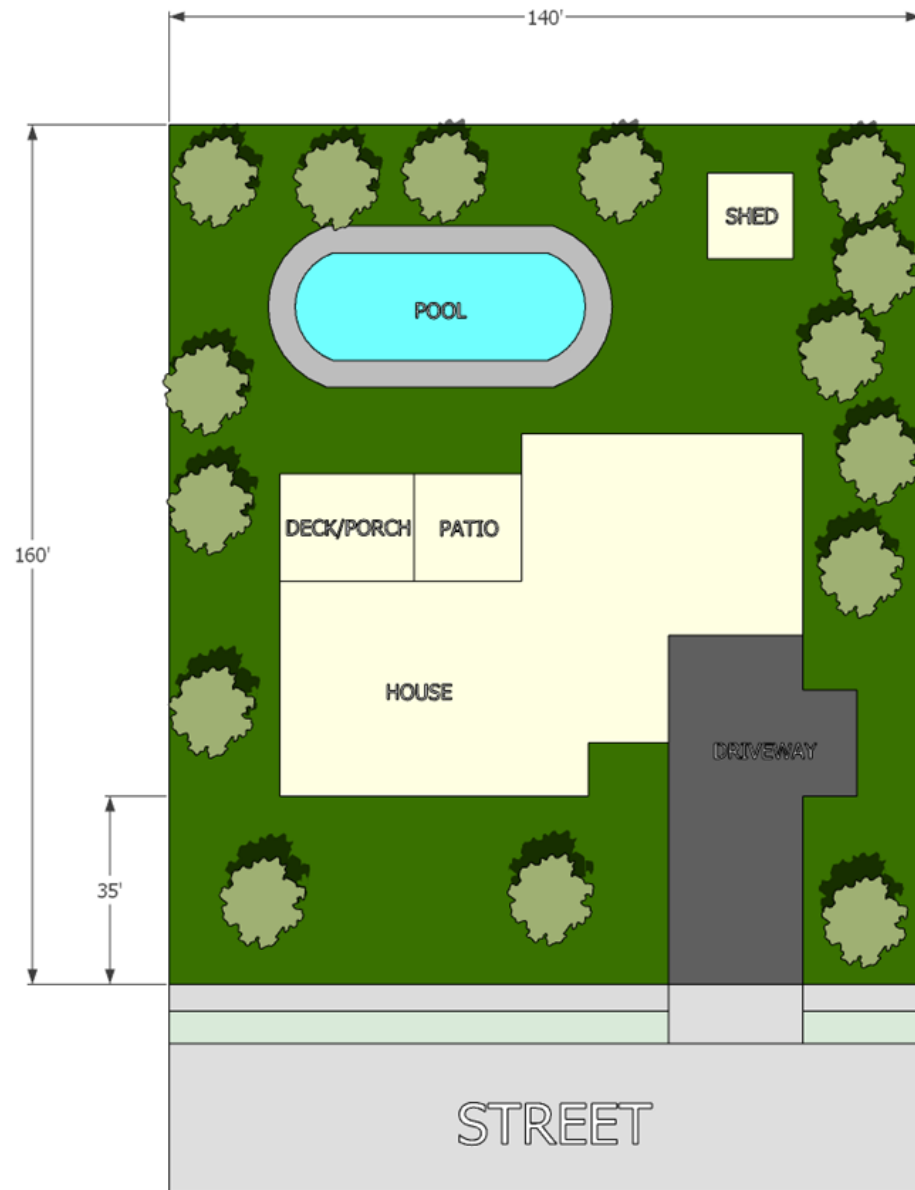
## Driveway does not count towards lot coverage

- 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	<ul style="list-style-type: none"> <li>- Townhomes</li> <li>- Multi-Unit Buildings and Complexes</li> <li>- Two-Unit Attached Dwellings/Duplexes</li> <li>- Cottage Courts</li> </ul>

### 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



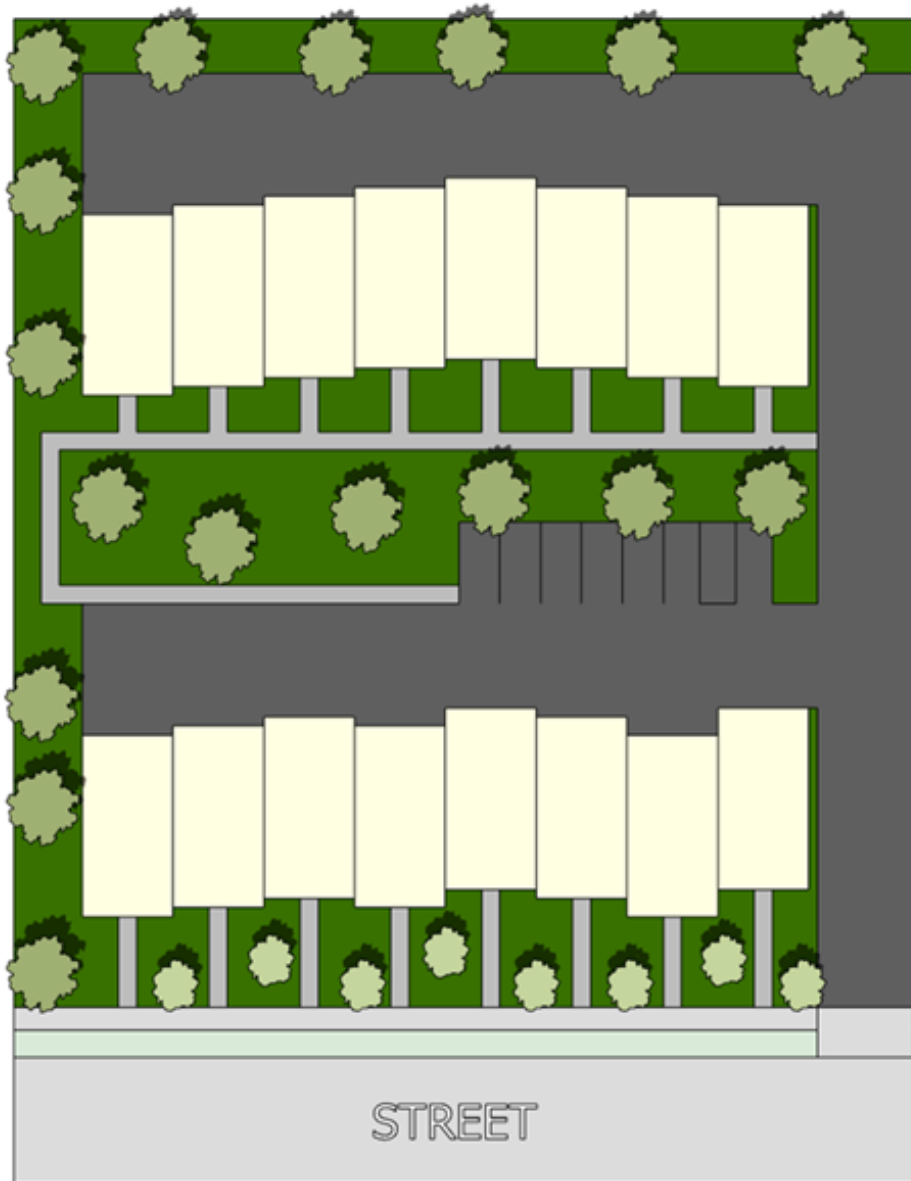
[www.montcopa.org](http://www.montcopa.org)

## Townhomes

## The Vienna Multi-Unit Residential Zones







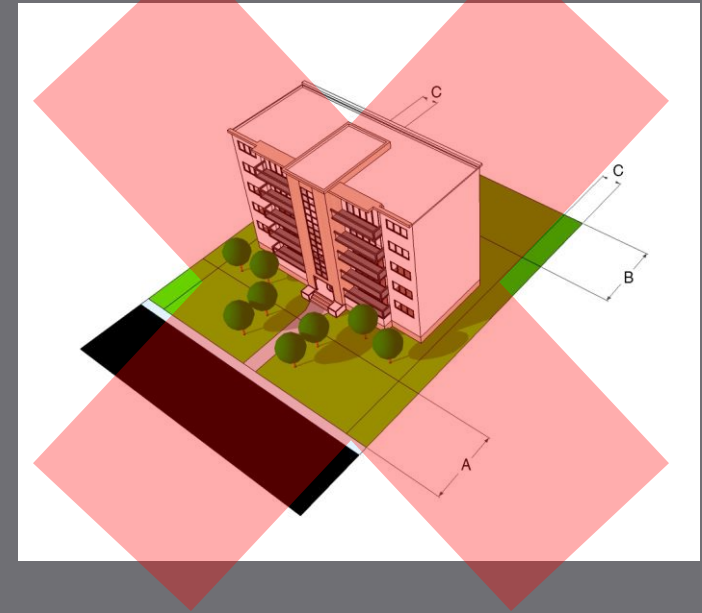
Townhomes

The Vienna  
**Multi-Unit  
Residential  
Zones**





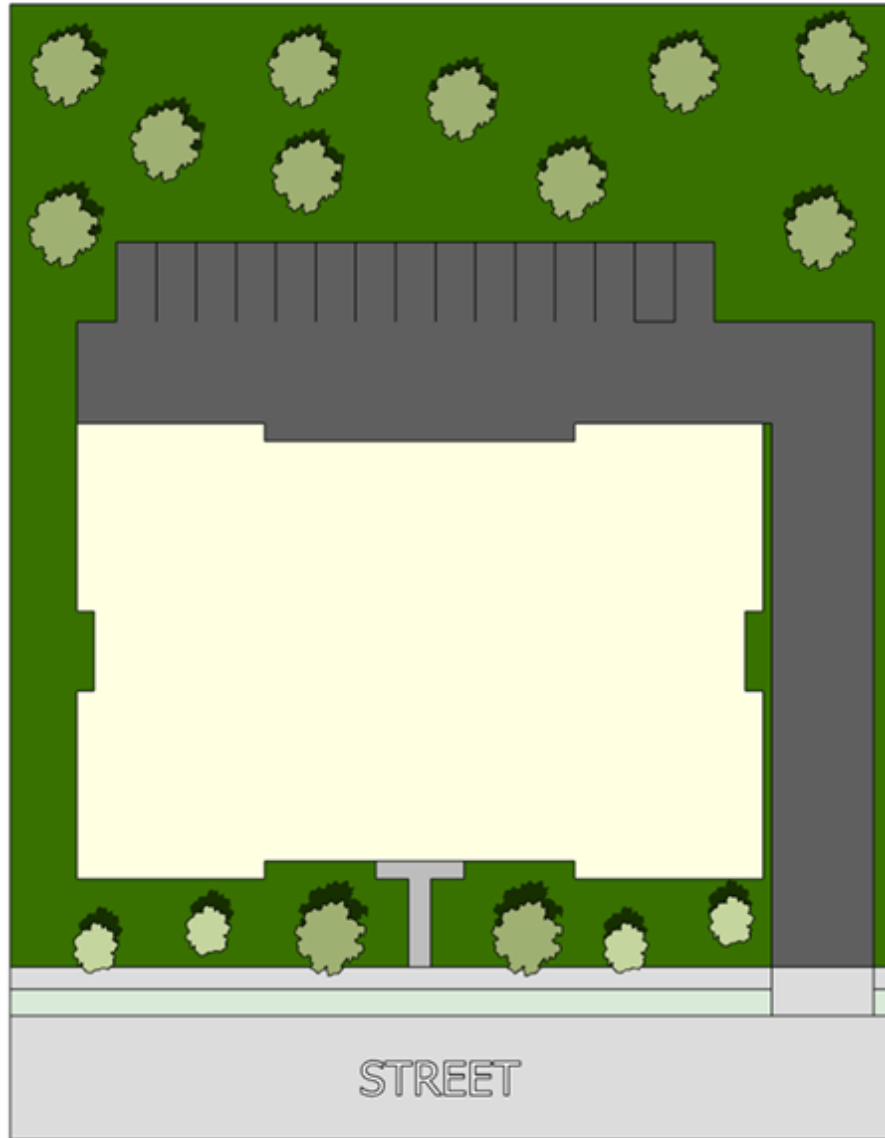
Proposed Multi-Unit Building Orientation



Multi-Unit  
Building

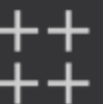
The Vienna  
**Multi-Unit  
Residential**  
Zones





## Multi-Unit Building

The Vienna  
**Multi-Unit  
Residential  
Zones**





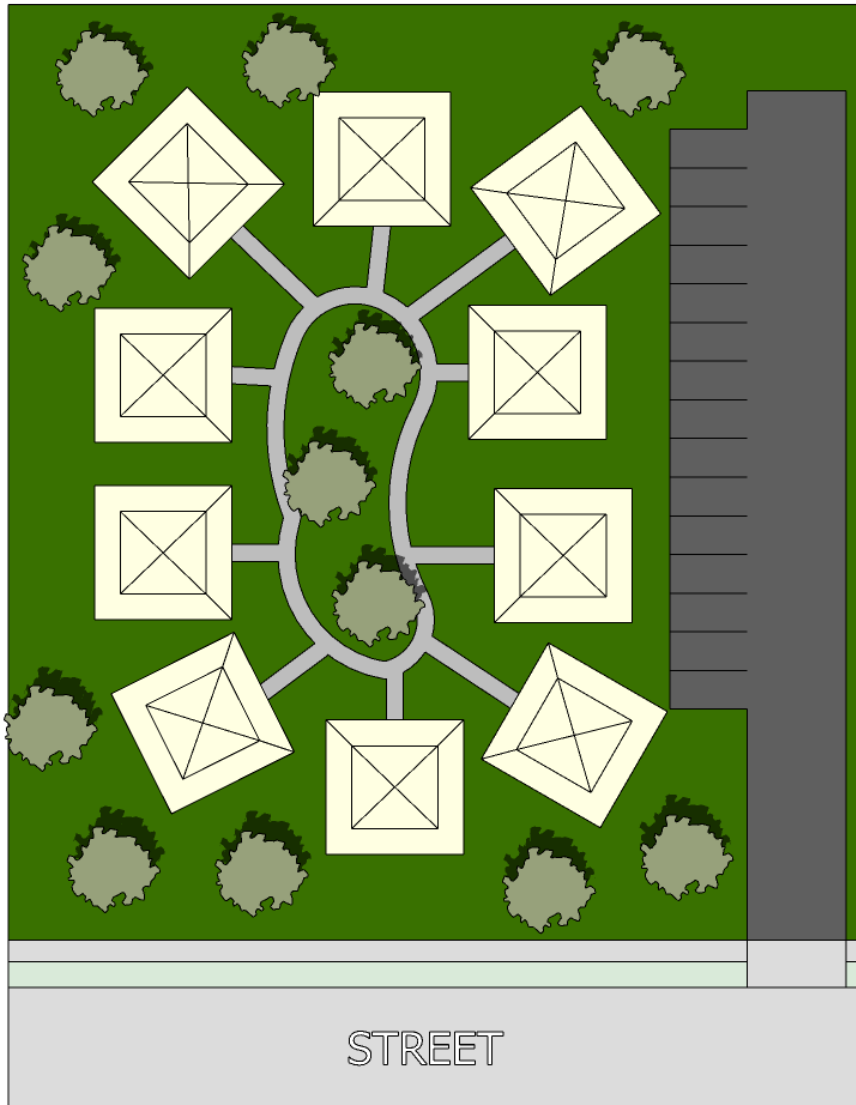
## Cottage Courts



## 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**

**ZONE<sup>CO++</sup>**