

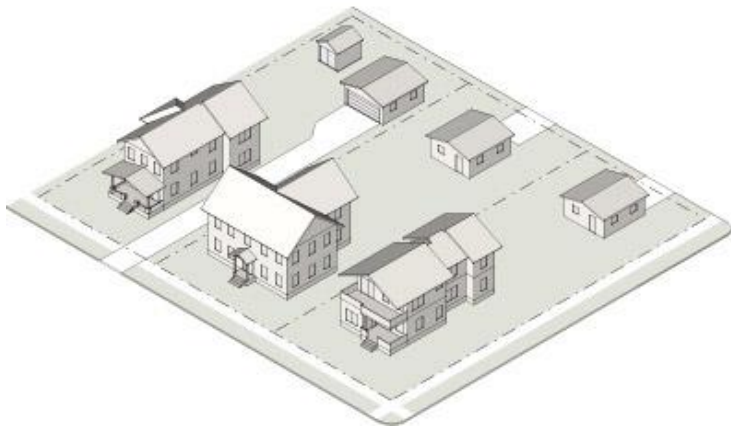
Draft Missing Middle Optional Method Development

Section 4.1.3. Building Types in the Agricultural, Rural Residential, and Residential Zones

Building types regulate the form of development allowed within each zone. Uses allowed within any building type are determined by the uses allowed within the zone under Section [3.1.6](#); the building type does not determine use. The building type only determines the applicable development standards. All graphic depictions of building types are for illustrative purposes only and are not meant to limit or exclude other designs.

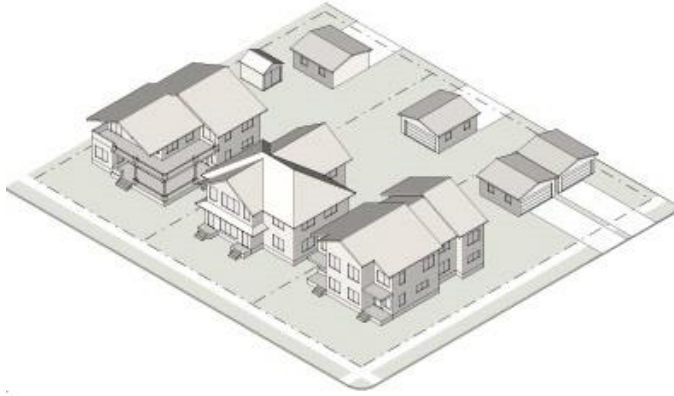
A. Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or Conditional Use allowed in the zone

A detached house is a building containing one dwelling unit that may contain ancillary nonresidential uses, such as a Home Occupation or Family Day Care. A Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone is a building that accommodates only a Cultural Institution, Religious Assembly, Public Use, or an approved conditional use allowed in the applicable zone under Article [59-3](#), Uses and Use Standards. This building type includes buildings used for agriculture associated with Farming.



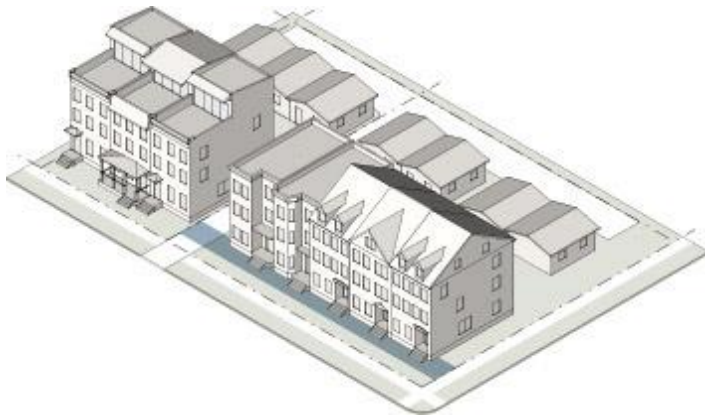
B. Duplex

A duplex is a building containing 2 principal dwelling units that may contain ancillary nonresidential uses, such as a Home Occupation or Family Day Care.



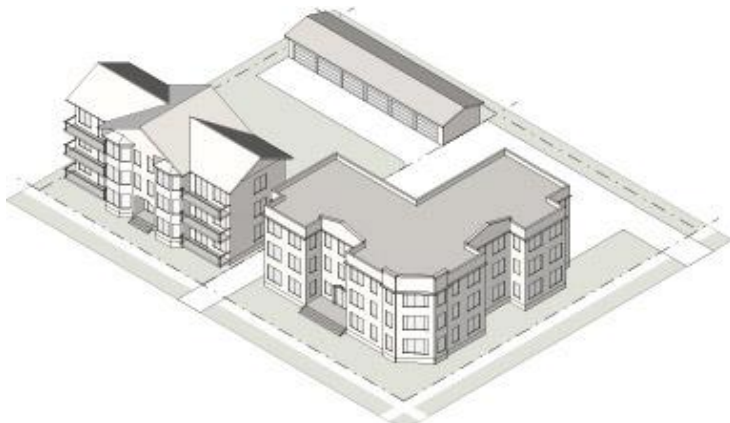
C. Townhouse

A townhouse is a building containing 3 or more dwelling units where each dwelling unit is separated vertically by a party wall. Three townhouse units may be referred to as a triplex. A triplex can be separated vertically and horizontally by a party wall. A townhouse may contain ancillary nonresidential uses, such as a Home Occupation or Family Day Care



D. Apartment Building

An apartment building is a building containing 4 or more dwelling units vertically and horizontally arranged. A four-unit apartment building may be referred to as a quadplex. An apartment may contain up to 10% of the gross floor area as Retail/Service Establishment uses, otherwise it is a multi-use building.



Section 4.1.4. Building Types Allowed by Zone in the Agricultural, Rural Residential, and Residential Zones

In the Agricultural, Rural Residential, and Residential zones, building types are allowed by zone as follows:

	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone	Duplex	Townhouse	Apartment Building
Agricultural Zone				
Agricultural Reserve (AR)	A	--	--	--
Rural Residential Zones				
Rural (R)	A	--	--	--
Rural Cluster (RC)	A	--	--	--
Rural Neighborhood Cluster (RNC)	A	A	A	--
Residential Detached Zones				
Residential Estate - 2 (RE-2)	A	TDR,	TDR	TDR
Residential Estate - 2C (RE-2C)	A	MPDU	MPDU	--
Residential Estate - 1 (RE-1)	A	MPDU	MPDU	--
Residential - 200 (R-200)	A	MPDU, <u>MM</u> , TDR	MPDU, <u>MM</u> , TDR	<u>MM</u> , TDR
Residential - 90 (R-90)	A	MPDU, <u>MM</u> , CD, TDR	MPDU, <u>MM</u> , CD, TDR	<u>MM</u> , TDR
Residential - 60 (R-60)	A	MPDU, <u>MM</u> , CD, TDR	MPDU, <u>MM</u> , CD, TDR	<u>MM</u> , TDR
Residential - 40 (R-40)	A	A	MPDU, <u>MM</u>	<u>MM</u>
Residential Townhouse Zones				
Residential Low Density (TLD)	A	A	A	<u>MM</u>
Residential Medium Density (TMD)	A	A	A	<u>MM</u>
Residential High Density (THD)	A	A	A	<u>MM</u>

KEY: A = Allowed to accommodate permitted, limited, and conditional uses -- = Not allowed CD = Allowed as part of an optional method Cluster Development

MPDU = Allowed as part of an optional method MPDU Development MM = Allowed as part of an optional method Missing Middle Development TDR = Allowed in a TDR Overlay zone as part of optional method TDR Development under Section [4.9.15.B](#)

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Section 4.4.2. Optional Method Development

The RE-2C, RE-1, [R-200, R-90, and R-60] zone allow development under optional method MPDU Development, and optional method Cluster Development. The R-200, R-90, R-60, R-40, TLD, TMD, and THD, R-30, R-20, and R-10] zone allow development under optional method MPDU Development and optional method Missing Middle Development. The R-30, R-20, and R-10 zone allow development under optional method MPDU Development.

A. Optional Method MPDU Development

This optional method of development is permitted where moderately priced dwelling units (MPDUs) are included in a development above the minimum required by Chapter 25A, to facilitate the construction of those units. Optional method MPDU Development allows additional building types and provides more flexibility for certain dimensional standards.

1. Development Approval Procedure

Site plan approval under Section [7.3.4](#) is required.

2. MPDU Development Across Different Zones

Optional method MPDU Development may occur across different zones under the following limitations:

- a. The differently zoned areas must be contiguous;
- b. Uses and building types are governed by the zone;
- c. The site requirements in the optional method tables apply; density and open space must be calculated as if each area were developed individually; and
- d. The allowed number of units and required open space may be located without regard to the limits in the underlying zone.

3. Usable Area

Density is calculated on usable area within the tract.

4. Requirements for MPDU Projects with 20 or Fewer Dwelling Units

In a Residential Detached zone, an applicant who voluntarily provides at least 12.5% MPDUs in a development with 20 or fewer dwelling units may use the optional method MPDU Development standards, except that:

- a. the minimum usable area requirement does not apply;
- b. a perimeter lot that is adjacent, abutting, or confronting one or more existing detached house dwellings must satisfy the dimensional standards under the standard method of development;
- c. the MPDU buildings must be similar in size and height to the market rate dwellings in that development; and
- d. the maximum percentage of townhouses is 40% of the total residential dwellings in that development, unless a development in which up to 100% of the units consist of townhouses is approved

by the Planning Board upon a finding that the increased use of townhouses is more desirable for environmental reasons and the increased use of townhouses is compatible with adjacent development.

5. Dedicated Land

Land dedicated to public use for a school or park site may be included in the calculation of the density of development if development of the remaining land satisfies Section [4.4.2.A](#) and the optional method MPDU Development standards.

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C. Optional Method Missing Middle Development

The Missing Middle method of development provides an optional method of development that supports the creation of a variety of dwelling unit types. Optional Method Missing Middle Development allows flexibility in lot layout and variety in residential building types, in addition to an incremental increase in density to provide a transition from more intensive land uses or density to less dense areas and to support existing and proposed transit infrastructure. An applicant's use of this method of development, and site plan approval for portions of such development, are subject to approval by the Planning Board.

1. Development Approval Procedure

a. Missing Middle Plan

Missing Middle plan approval is required under Section 7.3.6.

b. Site Plan

An applicant may file a site plan application to modify development standards required in Section [4.4.7.E](#), [4.4.8.E](#), [4.4.9.E](#), and [4.4.10.D](#), [4.4.11.D](#), [4.4.12.D](#) or [4.4.13.D](#) under Section [7.3.4](#).

2. Missing Middle Development Across Different Zones

Optional method Missing Middle Development may occur across different zones under the following limitations:

- a. The differently zoned areas must be contiguous;
- b. Uses and building types are governed by the zone;
- c. The site requirements in the optional method tables apply; density and open space must be calculated as if each area were developed individually; and
- d. The allowed number of units and required common open space may be located in any zone.

3. Usable Area

Density is calculated on usable area within the tract.

4. Dedicated Land

Land dedicated to public use for a school or park site may be included in the calculation of the density of development if development of the remaining land satisfies Section 4.4.2.B and the optional method Missing Middle Development standards.

Section 4.4.7. Residential -200 Zone (R-200)

A. Intent Statement

The intent of the R-200 zone is to provide designated areas of the County with a minimum lot size of 20,000 square feet. The predominant use is residential in a detached house. A limited number of other building types may be permitted under the optional method of development.

B. R-200 Zone, Standard Method Development Standards

To view the R-200 Zone, Standard Method Development Standards table in PDF format, click [Table 4.4.7B](#)

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C. R-200 Zone, Optional Method Requirements

Optional method MPDU or Missing Middle Development is applicable only for development that is served by public sewer service and where designated for sewer service in the applicable master plan.

D. R-200 Zone, Optional Method MPDU and Cluster Development Standards

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E. R-200 Zone, Optional Method Missing Middle Development Standards

The following development standards apply, unless modified under Site plan approval, Section 7.3.4.

To view the R-200 Zone, Optional Method Missing Middle Development Standards table in PDF format, click [Table 4.4.7D](#)

1. Site	Missing Middle Development			
	Detached House	Duplex	Townhouse	Apartment
Dimensions (min)				
Usable area	20,000 SF			
Specification for Site under Missing Middle Development				
A Missing Middle Development may be applied to a site recommended in a master plan or where the site is within one-quarter mile of an existing or planned Bus-Rapid-Transit corridor and frontage on an arterial or higher roadway classification.				
Density (max)				
Density (units/acre of usable area)	6			
Open Space (min)				
Common open space (% of usable area) (See Section 6.3.5)	0%	0%	0%	0% <10 units 10% - 10 units or more

Site Coverage (max)				
Site coverage	n/a	n/a	60%	60%
Specification for Site Coverage				
a. In development with a townhouse building type, site coverage is calculated based on the area of the site minus any area for detached house and duplex lots.				
2. Lot				
Dimensions (min)				
Lot area	6,000 SF	3,000 SF	1,000 SF	12,000 SF
Lot width at front building line	25'	20'	14'	50'
Lot width at front lot line	25'	22'	14'	50'
Frontage on street or open space	Required			
Specification for Lot under Missing Middle Development				
a. Lot dimensions may be reduced under Section 4.4.2.C.1.b.				
Coverage (max)				
Lot	60%	60%	n/a	n/a
3. Placement				
Principal Building Setbacks (min)				
Front setback from public street	25'	25'	25'	25'
Front setback from private street or open space	10'	10'	10'	10'
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	25'	25'	25'	25'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'	15'	15'	15'
Side or rear setback	0'			
Side setback, abutting property not included in application	Equal to required setback for a detached house building type in the abutting zone under standard method			
Rear setback, abutting property not included in application	Equal to required setback for a detached house building type in the abutting zone under standard method			
Rear setback, alley	4'	4'	4'	4'

Accessory Structure Setbacks (min)				
Front setback	5' behind front building line			
Side street setback	Side street setback of principal building			
Side or rear setback	0'			
Side or rear setback, abutting property not included in application	Equal to required setback for a detached house building type in the abutting zone under standard method			
Rear setback, alley	4'	4'	4'	4'
Specifications for Accessory Structure Setbacks under Missing Middle Development				
a. In addition to the front setback minimum, accessory structures must be located behind the rear building line of the principal building.				
b. Accessory structures on a lot or parcel abutting a national historical park must be set back a minimum of 200' from the national historical park unless the accessory structure is exempted under Section 6.4.3.C.3.				
4. Height				
Height (max)				
Principal building	40'	40'	40'	45'
Accessory structure	25'	25'	25'	25'
5. Buildings used for Agriculture Associated with Farming				
Specification for Buildings used for Agriculture Associated with Farming				
a. A building used for agriculture associated with Farming must satisfy the standards of an accessory structure, except a building used for agriculture is exempt from the height requirements under Section 4.4.7.D.4.				

Section 4.4.8. Residential - 90 Zone (R-90)

A. Intent Statement

The intent of the R-90 zone is to provide designated areas of the County for moderate density residential uses. The predominant use is residential in a detached house. A limited number of other building types may be permitted under the optional method of development.

B. R-90 Zone, Standard Method Development Standards

To view the R-90 Zone, Standard Method Development Standards table in PDF format, click [Table 4.4.8B](#)

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C. R-90 Zone, Optional Method Requirements

Optional method MPDU or Missing Middle Development is applicable only for development that is served by public sewer service and where designated for sewer service in the applicable master plan.

D. R-90 Zone, Optional Method MPDU and Cluster Development Standards

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E. R-90 Zone, Optional Method Missing Middle Development Standards

The following development standards apply, unless modified under Site Plan approval, Section 7.3.4.

To view the R-90 Zone, Optional Method Missing Middle Development Standards table in PDF format, click [Table 4.4.8D](#)

1. Site	Missing Middle Development			
	Detached House	Duplex	Townhouse	Apartment
Dimensions (min)				
Usable area	9,000 SF			
Specification for Site under Missing Middle Development				
A Missing Middle Development may be applied to a site recommended in a master plan or where the site is within one-quarter mile of an existing or planned Bus-Rapid-Transit corridor and frontage on an arterial or higher roadway classification.				
Density (max)				
Density (units/acre of usable area)	10			
Open Space (min)				
Common open space (% of usable area) (See Section 6.3.5)	0%	0%	0%	0% <10 units 10% - 10 units or more
Site Coverage (max)				
Site coverage	n/a	n/a	70%	70%
Specification for Site Coverage				
a. In development with a townhouse building type, site coverage is calculated based on the area of the site minus any area for detached house and duplex lots.				
2. Lot				
Dimensions (min)				
Lot area	3,500 SF	1,750 SF	1,000 SF	7,000 SF
Lot width at front building line	25'	20'	14'	50'
Lot width at front lot line	25'	20'	14'	50'
Frontage on street or open space	Required			
Specification for Lot under Missing Middle Development				
a. Lot dimensions may be reduced under Section 4.4.2.C.1.b .				
Coverage (max)				

Lot	70%	70%	n/a	n/a
3. Placement				
Principal Building Setbacks (min)				
Front setback from public street	15'	15'	15'	15'
Front setback from private street or open space	10'	10'	10'	10'
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	25'	25'	25'	5'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	10'	10'	10'	10'
Side or rear setback	0'			
Side setback, abutting property not included in application	Equal to required setback for a detached house building type in the abutting zone under standard method in application			
Rear setback, abutting property not included in application	Equal to required setback for a detached house building type in the abutting zone under standard method in application			
Rear setback, alley	4'	4'	4'	4'
Accessory Structure Setbacks (min)				
Front setback	5' behind front building line			
Side street setback	Side street setback of principal building			
Side or rear setback	0'			
Side or rear setback, abutting property not included in application	Equal to required setback for a detached house building type in the abutting zone under standard method			
Rear setback, alley	4'	4'	4'	4'
Specifications for Accessory Structure Setbacks under Missing Middle Development				
a. In addition to the front setback minimum, accessory structures must be located behind the rear building line of the principal building.				
b. Accessory structures on a lot or parcel abutting a national historical park must be set back a minimum of 200' from the national historical park unless the accessory structure is exempted under Section 6.4.3.C.3.				
4. Height				
Height (max)				
Principal building	40'	40'	40'	45'

Accessory structure	25'	25'	25'	25'
5. Buildings used for Agriculture Associated with Farming				
Specification for Buildings used for Agriculture Associated with Farming				
a. A building used for agriculture associated with Farming must satisfy the standards of an accessory structure, except a building used for agriculture is exempt from the height requirements under Section 4.4.8.D.4.				

Section 4.4.9. Residential - 60 Zone (R-60)

A. Intent Statement

The intent of the R-60 zone is to provide designated areas of the County for large-lot residential uses. The predominant use is residential in a detached house. A limited number of other building types may be permitted under the optional method of development.

B. R-60 Zone, Standard Method Development Standards

To view the R-60 Zone, Standard Method Development Standards table in PDF format, click [Table 4.4.9B](#)

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C. R-60 Zone, Optional Method Requirements

Optional method MPDU or Missing Middle Development is applicable only for development that is served by public sewer service and where designated for sewer service in the applicable master plan.

D. R-60 Zone, Optional Method MPDU and Cluster Development Standards

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E. R-60 Zone, Optional Method Missing Middle Development Standards

The following development standards apply, unless modified under Site Plan approval, Section 7.3.4.

To view the R-60 Zone, Optional Method Missing Middle Development Standards table in PDF format, click [Table 4.4.9D](#)

1. Site	Missing Middle Development			
	Detached House	Duplex	Townhouse	Apartment
Dimensions (min)				
<u>Usable area</u>	6,000 SF			
Specification for Site under Missing Middle Development				
A Missing Middle Development may be applied to a site recommended in a master plan or where the site is within one-quarter mile of an existing or planned Bus-Rapid-Transit corridor and frontage on an arterial or higher roadway classification.				

Density (max)				
Density (units/acre of usable area)	<u>15</u>			
Open Space (min)				
Common open space (% of usable area) (See Section 6.3.5)	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0% <10 units</u> <u>10% - 10 units or more</u>
Site Coverage (max)				
Site coverage	<u>n/a</u>	<u>n/a</u>	<u>80%</u>	<u>80%</u>
Specification for Site Coverage				
a. In development with a townhouse building type, site coverage is calculated based on the area of the site minus any area for detached house and duplex lots.				
2. Lot				
Dimensions (min)				
Lot area	<u>2,400 SF</u>	<u>1,200 SF</u>	<u>800 SF</u>	<u>5,000 SF</u>
Lot width at front building line	<u>25'</u>	<u>20'</u>	<u>14'</u>	<u>50'</u>
Lot width at front lot line	<u>25'</u>	<u>20'</u>	<u>14'</u>	<u>50'</u>
Frontage on street or open space	<u>Required</u>			
Specification for Lot under Missing Middle Development				
a. Lot dimensions may be reduced under Section 4.4.2.C.1.b.				
Coverage (max)				
Lot	<u>80%</u>	<u>80%</u>	<u>n/a</u>	<u>n/a</u>
3. Placement				
Principal Building Setbacks (min)				
Front setback from public street	<u>15'</u>	<u>15'</u>	<u>15'</u>	<u>15'</u>
Front setback from private street or open space	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	<u>20'</u>	<u>20'</u>	<u>20'</u>	<u>20'</u>
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
Side or rear setback	<u>0'</u>			

Side setback, abutting property not included in application	<u>Equal to required setback for a detached house building type in the abutting zone under standard method</u>			
Rear setback, abutting property not included in application	<u>Equal to required setback for a detached house building type in the abutting zone under standard method</u>			
Rear setback, alley	<u>4'</u>	<u>4'</u>	<u>4'</u>	<u>4'</u>
Accessory Structure Setbacks (min)				
Front setback	<u>5' behind front building line</u>			
Side street setback	<u>Side street setback of principal building</u>			
Side or rear setback	<u>0'</u>			
Side or rear setback, abutting property not included in application	<u>Equal to required setback for a detached house building type in the abutting zone under standard method</u>			
Rear setback, alley	<u>4'</u>	<u>4'</u>	<u>4'</u>	<u>4'</u>
Specifications for Accessory Structure Setbacks under Missing Middle Development				
a. In addition to the front setback minimum, accessory structures must be located behind the rear building line of the principal building.				
b. Accessory structures on a lot or parcel abutting a national historical park must be set back a minimum of 200' from the national historical park unless the accessory structure is exempted under Section 6.4.3.C.3.				
4. Height				
Height (max)				
Principal building	<u>40'</u>	<u>40'</u>	<u>40'</u>	<u>40'</u>
Accessory structure	<u>25'</u>	<u>25'</u>	<u>25'</u>	<u>25'</u>
5. Buildings used for Agriculture Associated with Farming				
Specification for Buildings used for Agriculture Associated with Farming				
a. A building used for agriculture associated with Farming must satisfy the standards of an accessory structure, except a building used for agriculture is exempt from the height requirements under Section 4.4.9.D.4.				

Section 4.4.10. Residential - 40 Zone (R-40)

A. Intent Statement

The intent of the R-40 zone is to provide designated areas of the County for moderate density residential uses. The predominant use is residential in a duplex or detached house. A limited number of other building types may be allowed under the optional method of development.

B. R-40 Zone, Standard Method Development Standards

To view the R-40 Zone, Standard Method Development Standards table in PDF format, click [Table 4.4.10B](#)

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C. R-40 Zone, Optional Method MPDU Development Standards

To view the R-40 Zone, Optional Method MPDU Development Standards table in PDF format, click [Table 4.4.10C](#)

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D. R-40 Zone, Optional Method Missing Middle Development Standards

The following development standards apply, unless modified under Site Plan approval, Section 7.3.4.

To view the R-40 Zone, Optional Method Missing Middle Development Standards table in PDF format, click [Table 4.4.10D](#)

1. Site	<u>Missing Middle Development</u>			
	<u>Detached House</u>	<u>Duplex</u>	<u>Townhouse</u>	<u>Apartment</u>
<u>Dimensions (min)</u>				
Usable area	8,000 SF			
<u>Specification for Site under Missing Middle Development</u>				
A Missing Middle Development may be applied to a site recommended in a master plan or where the site is within one-quarter mile of an existing or planned Bus-Rapid-Transit corridor and frontage on an arterial or higher roadway classification.				
<u>Density (max)</u>				
Density (units/acre)	17			
<u>Open Space (min)</u>				
Common open space (% of usable area) (See Section 6.3.5)	0%	0%	0%	0% <10 units 10% - 10 units or more
<u>Site Coverage (max)</u>				
Site coverage	n/a	n/a	80%	80%
<u>Specification for Site Coverage</u>				
a. In development with a townhouse building type, site coverage is calculated based on the area of the site minus any area for detached house and duplex lots.				
<u>2. Lot</u>				
<u>Dimensions (min)</u>				
Lot area	2,400 SF	1,200 SF	800 SF	5,000 SF
Lot width at front building line	25'	20'	14'	50'
Lot width at front lot line	25'	18'	14'	40'

Frontage on street or open space	<u>Required</u>			
Specification for Lot under Missing Middle Development				
a. Lot dimensions may be reduced under Section 4.4.2.C.1.b.				
Coverage (max)				
Lot	<u>80%</u>	<u>80%</u>	<u>n/a</u>	<u>n/a</u>
3. Placement				
Principal Building Setbacks (min)				
Front setback from public street	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
Front setback from private street or open space	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	<u>20'</u>	<u>20'</u>	<u>20'</u>	<u>20'</u>
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
Side or rear setback	<u>0'</u>			
Side or rear setback, abutting property not included in application	<u>Equal to required setback for a detached house building type in the abutting zone under standard method</u>			
Rear setback, alley	<u>4'</u>	<u>4'</u>	<u>4'</u>	<u>4'</u>
Accessory Structure Setbacks (min)				
Front setback	<u>5' behind front building line</u>			
Side street setback	<u>Side street setback of principal building</u>			
Side or rear setback	<u>0'</u>			
Side or rear setback, abutting property not included in application	<u>Equal to required setback for a detached house building type in the abutting zone under standard method</u>			
Rear setback, alley	<u>4'</u>	<u>4'</u>	<u>4'</u>	<u>4'</u>
4. Height				
Height (max)				
Principal building	<u>40'</u>	<u>40'</u>	<u>40'</u>	<u>45'</u>

Accessory structure	25'	25'	25'	25'
5. Buildings used for Agriculture Associated with Farming				
Specification for Buildings used for Agriculture Associated with Farming				
a. A building used for agriculture associated with Farming must satisfy the standards of an accessory structure, except that the maximum building height is 50'				

Section 4.4.11. Townhouse Low Density Zone (TLD)

A. Intent Statement

The intent of the TLD zone is to provide designated areas of the County for residential purposes at slightly higher densities than the R-90, R-60, and R-40 zones. It is also the intent of the TLD zone to provide a buffer or transition between nonresidential or high-density residential uses and the medium- or low-density Residential zones.

B. TLD Zone, Standard Method Development Standards

To view the TLD Zone, Standard Method Development Standards table in PDF format, click [Table 4.4.11B](#)

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C. TLD Zone, Optional Method MPDU Development Standards

To view the TLD Zone, Optional Method MPDU Development Standards table in PDF format, click [Table 4.4.11C](#)

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D. TLD Zone, Optional Method Missing Middle Development Standards

The following development standards apply, unless modified under Site Plan approval, Section 7.3.4.

To view the TLD Zone, Optional Method Missing Middle Development Standards table in PDF format, click [Table 4.4.11D](#)

1. Site	Missing Middle Development			
	<u>Detached House</u>	<u>Duplex</u>	<u>Townhouse</u>	<u>Apartment</u>
<u>Dimensions (min)</u>				
<u>Usable area</u>	10,000 SF			
Specification for Site under Missing Middle Development				
A Missing Middle Development may be applied to a site recommended in a master plan or where the site is within one-quarter mile of an existing or planned Bus-Rapid-Transit corridor and frontage on an arterial or higher roadway classification.				
<u>Density (max)</u>				

Density (units/acre)	<u>14</u>			
Open Space (min)				
Common open space (% of usable area) (See Section 6.3.5)	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0% <10 units</u> <u>10% - 10 units or more</u>
Site Coverage (max)				
Site coverage	<u>n/a</u>	<u>n/a</u>	<u>80%</u>	<u>80%</u>
Specification for Site Coverage				
a. In development with a townhouse building type, site coverage is calculated based on the area of the site minus any area for detached house and duplex lots.				
2. Lot				
Dimensions (min)				
Lot area	<u>2,000 SF</u>	<u>1,000 SF</u>	<u>500 SF</u>	<u>4,000 SF</u>
Lot width at front building line	<u>15'</u>	<u>15'</u>	<u>14'</u>	<u>30'</u>
Lot width at front lot line	<u>15'</u>	<u>15'</u>	<u>14'</u>	<u>30'</u>
Frontage on street or open space	<u>Required</u>			
Specification for Lot under Missing Middle Development				
a. Lot dimensions may be reduced under Section 4.4.2.C.1.b .				
Coverage (max)				
Lot	<u>80%</u>	<u>80%</u>	<u>n/a</u>	<u>n/a</u>
3. Placement				
Principal Building Setbacks (min)				
Front setback from public street	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
Front setback from private street or open space	<u>4'</u>	<u>4'</u>	<u>4'</u>	<u>4'</u>
Side street setback	<u>10'</u>	<u>10'</u>	<u>5'</u>	<u>10'</u>
Side or rear setback	<u>0'</u>			
Side or rear setback, abutting property not included in application	<u>Equal to required setback for a detached house building type in the abutting zone under standard method</u>			
Rear setback, alley	<u>4'</u>	<u>4'</u>	<u>4'</u>	<u>4'</u>

Accessory Structure Setbacks (min)				
Front setback	5' behind front building line			
Side street setback	Side street setback of principal building			
Side or rear setback	0'			
Side or rear setback, abutting property not included in application	Equal to required setback for a detached house building type in the abutting zone under standard method			
Rear setback, alley	4'	4'	4'	4'
4. Height				
Height (max)				
Principal building	40'	40'	40'	45'
Accessory structure	25'	25'	25'	25'

Section 4.4.12. Townhouse Medium Density Zone (TMD)

A. Intent Statement

The intent of the TMD zone is to provide designated areas of the County for residential purposes at slightly higher densities than the R-90, R-60, and R-40 zones. It is also the intent of the TMD zone to provide a buffer or transition between nonresidential or high-density residential uses and the medium- or low-density Residential zones.

B. TMD Zone, Standard Method Development Standards

To view the TMD Zone, Standard Method Development Standards table in PDF format, click [Table 4.4.12B](#)

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C. TMD Zone, Optional Method Development Standards

To view the TMD Zone, Optional Method MPDU Development Standards table in PDF format, click [Table 4.4.12C](#)

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D. TMD Zone, Optional Method Missing Middle Development Standards

The following development standards apply, unless modified under Site Plan approval, Section 7.3.4.

To view the TMD Zone, Optional Method Missing Middle Development Standards table in PDF format, click [Table 4.4.12D](#)

1. Site	Missing Middle Development
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	<u>Detached House</u>	<u>Duplex</u>	<u>Townhouse</u>	<u>Apartment</u>
Dimensions (min)				
Usable area	<u>10,000 SF</u>			
Specification for Site under Missing Middle Development				
A Missing Middle Development may be applied to a site recommended in a master plan or where the site is within one-quarter mile of an existing or planned Bus-Rapid-Transit corridor and frontage on an arterial or higher roadway classification.				
Density (max)				
Density (units/acre)	<u>16</u>			
Open Space (min)				
Common open space (% of usable area) (See Section 6.3.5)	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0% <10 units</u> <u>10% - 10 units or more</u>
Site Coverage (max)				
Site coverage	<u>n/a</u>	<u>n/a</u>	<u>80%</u>	<u>80%</u>
Specification for Site Coverage				
a. In development with a townhouse building type, site coverage is calculated based on the area of the site minus any area for detached house and duplex lots.				
2. Lot				
Dimensions (min)				
Lot area	<u>1,500 SF</u>	<u>750 SF</u>	<u>500 SF</u>	<u>3,500 SF</u>
Lot width at front building line	<u>15'</u>	<u>15'</u>	<u>14'</u>	<u>30'</u>
Lot width at front lot line	<u>15'</u>	<u>15'</u>	<u>14'</u>	<u>30'</u>
Frontage on street or open space	<u>Required</u>			
Specification for Lot under Missing Middle Development				
a. Lot dimensions may be reduced under Section 4.4.2.C.1.b .				
Coverage (max)				
Lot	<u>80%</u>	<u>80%</u>	<u>n/a</u>	<u>n/a</u>
3. Placement				
Principal Building Setbacks (min)				
Front setback from public street	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
Front setback from private street or open space	<u>4'</u>	<u>4'</u>	<u>4'</u>	<u>4'</u>
Side street setback	<u>10'</u>	<u>10'</u>	<u>5'</u>	<u>10'</u>

Side or rear setback	<u>0'</u>			
Side or rear setback, abutting property not included in application	<u>Equal to required setback for a detached house building type in the abutting zone under standard method</u>			
Rear setback, alley	<u>4'</u>	<u>4'</u>	<u>4'</u>	<u>4'</u>
Specifications for Principal Building Setbacks under Missing Middle Development				
Setbacks are required to meet Section 4.1.8. Compatibility Standards, except that the side or rear setback on the Missing Middle Development site equals the setback of the abutting side or rear setback (not 1.5 times).				
Accessory Structure Setbacks (min)				
Front setback	<u>5' behind front building line</u>			
Side street setback	<u>Side street setback of principal building</u>			
Side or rear setback	<u>0'</u>			
Side or rear setback, abutting property not included in application	<u>Equal to required setback for a detached house building type in the abutting zone under standard method</u>			
Rear setback, alley	<u>4'</u>	<u>4'</u>	<u>4'</u>	<u>4'</u>
4. Height				
Height (max)				
Principal building	<u>40'</u>	<u>40'</u>	<u>40'</u>	<u>45'</u>
Accessory structure	<u>25'</u>	<u>25'</u>	<u>25'</u>	<u>25'</u>

Section 4.4.13. Townhouse High Density Zone (THD)

A. Intent Statement

The intent of the THD zone is to provide designated areas of the County for residential purposes at slightly higher densities than the R-90, R-60, and R-40 zones. It is also the intent of the THD zone to provide a buffer or transition between nonresidential or high-density residential uses and the medium- or low-density Residential zones.

B. THD Zone, Standard Method Development Standards

To view the THD Zone, Standard Method Development Standards table in PDF format, click [Table 4.4.13B](#)

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C. THD Zone, Optional Method Development Standards

To view the THD Zone, Optional Method MPDU Development Standards table in PDF format, click [Table 4.4.13C](#)

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D. THD Zone, Optional Method Missing Middle Development Standards

The following development standards apply, unless modified under Site Plan approval, Section 7.3.4.

To view the THD Zone, Optional Method Missing Middle Development Standards table in PDF format, click [Table 4.4.13D](#)

1. Site	Missing Middle Development			
	Detached House	Duplex	Townhouse	Apartment
Dimensions (min)				
Usable area	12,000 SF			
Specification for Site under Missing Middle Development				
A Missing Middle Development may be applied to a site recommended in a master plan or where the site is within one-quarter mile of an existing or planned Bus-Rapid-Transit corridor and frontage on an arterial or higher roadway classification.				
Density (max)				
Density (units/acre)	18			
Open Space (min)				
Common open space (% of usable area) (See Section 6.3.5)	0%	0%	0%	0% <10 units 10% - 10 units or more
Site Coverage (max)				
Site coverage	n/a	n/a	80%	80%
Specification for Site Coverage				
a. In development with a townhouse building type, site coverage is calculated based on the area of the site minus any area for detached house and duplex lots.				
2. Lot				
Dimensions (min)				
Lot area	1,200 SF	750 SF	500 SF	3,000 SF
Lot width at front building line	15'	15'	14'	30'
Lot width at front lot line	15'	15'	14'	30'
Frontage on street or open space	Required			
Specification for Lot under Missing Middle Development				
a. Lot dimensions may be reduced under Section 4.4.2.C.1.b.				
Coverage (max)				
Lot	80%	80%	n/a	n/a
3. Placement				

Principal Building Setbacks (min)				
Front setback from public street	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
Front setback from private street or open space	<u>4'</u>	<u>4'</u>	<u>4'</u>	<u>4'</u>
Side street setback	<u>10'</u>	<u>10'</u>	<u>5'</u>	<u>10'</u>
Side or rear setback	<u>0'</u>			
Side or rear setback, abutting property not included in application	<u>Equal to required setback for a detached house building type in the abutting zone under standard method</u>			
Rear setback, alley	<u>4'</u>	<u>4'</u>	<u>4'</u>	<u>4'</u>
Accessory Structure Setbacks (min)				
Front setback	<u>5' behind front building line</u>			
Side street setback	<u>Side street setback of principal building</u>			
Side or rear setback	<u>0'</u>			
Side or rear setback, abutting property not included in application	<u>Equal to required setback for a detached house building type in the abutting zone under standard method</u>			
Rear setback, alley	<u>4'</u>	<u>4'</u>	<u>4'</u>	<u>4'</u>
4. Height				
Height (max)				
Principal building	<u>40'</u>	<u>40'</u>	<u>40'</u>	<u>45'</u>
Accessory structure	<u>25'</u>	<u>25'</u>	<u>25'</u>	<u>25'</u>

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Section 7.3.6. Missing Middle Plan

A. Applicability and Description

A Missing Middle plan provides a detailed overview of a proposed Missing Middle development project. A Missing Middle plan review will be used to determine if the proposed development satisfies current laws, regulations, and this Chapter.

B. Application Requirements

1. Ownership
 - a. An applicant must own the subject property or be authorized by the owner to file the application.
 - b. If any land or right-of-way is owned or controlled by the State, County, or any other entity or agency, a written agreement or authorization from that entity or agency must be submitted with the application.
2. The applicant must submit the following for review:
 - a. application form and fees as required by the Planning Director;
 - b. proof of ownership or authorization;
 - c. statement of how the proposed development satisfies the standards and criteria to grant the application;
 - d. site map showing existing buildings, structures, circulation routes, significant natural features, historic resources, zoning, and a legal description of the proposed development site and within 100' of the perimeter boundary;
 - e. a list of abutting and confronting property owners in the County tax records;
 - f. a list of any civic, homeowners, and renters associations that are registered with the Planning Department that cover the site;
 - g. verification that the applicant has posted notice on the property; and,
 - h. plans of proposed development showing footprints and heights of all buildings and structures as well as required open spaces, if applicable.
3. The applicant must submit an initial application to the Planning Director for approval of completeness. The Planning Director must review the application for completeness within 10 days after receipt. An application is incomplete if any required element is missing or is facially defective, e.g., a drawing that is not to scale or lacks proper signatures. The assessment of completeness must not address the merits of the application.
4. The applicant must submit any required revisions to the Planning Director. The Planning Director must review the revised application for completeness within 10 days after receipt.
5. After the Planning Director verifies that the application is complete, the applicant must file the final application with the Planning Director, who will accept the application and establish a hearing date under Section [7.3.6.C](#).
6. Public notice is required under Division [7.5](#).

C. Hearing Date

The Planning Board must schedule a public hearing to begin within 60 days after the date an application is accepted. The applicant may request an extension with Planning Board approval. Any

extension of the public hearing must be noticed on the hearing agenda with the new public hearing date indicated.

D. Review and Recommendation

1. Planning Director

The Planning Director must publish a report and recommendation a minimum of 10 days before the Planning Board hearing.

3. Withdrawal of an Application

The Planning Board must send a notice to all parties entitled to notice of the hearing when an applicant withdraws an application for a headquarters plan.

E. Necessary Findings

1. When reviewing an application, the approval findings apply only to the site covered by the application.
2. To approve a Missing Middle plan, the Planning Board must find that the proposed development:
 - a. satisfies the applicable use and development standards and general requirements of this Chapter;
 - b. substantially conforms with the intent of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan; and,
 - c. is compatible with existing nearby development.

F. Decision

The Planning Board must act upon the close of the record of the public hearing by majority vote of those present at the public hearing to approve, approve with modifications or conditions, or deny the application. The Planning Board must issue a resolution reflecting its decision within 7 days of the Planning Board vote.

I. Recording Procedures

The Missing Middle plan and Planning Board resolution must be maintained in the permanent files of the Planning Department.

J. Amendments

Any property owner may apply for a Missing Middle plan amendment. There are two types of amendments: a major and a minor amendment.

1. Major Amendment
 - a. A major amendment includes any request to:
 - i. increase density or height;
 - ii. decrease open space, if applicable; or

- iii. deviate from a condition of approval.
 - b. Public notice is required under Division [7.5](#).
 - c. A major amendment must follow the same hearing procedures and satisfy the same necessary findings as the original Missing Middle plan.
2. Minor Amendment
- a. A minor amendment includes any request to modify any plan element that will have a minimal effect on the overall design, layout, quality, or intent of the plan.
 - b. Public notice is required under Division [7.5](#).
 - c. A minor amendment may be approved by the Planning Director without a public hearing if no objection to the application is received within 15 days after the application notice is sent. If an objection is received within 15 days after the application notice is sent, and the objection is considered relevant, a public hearing is required. A public hearing must be held under the same procedures as an original application.