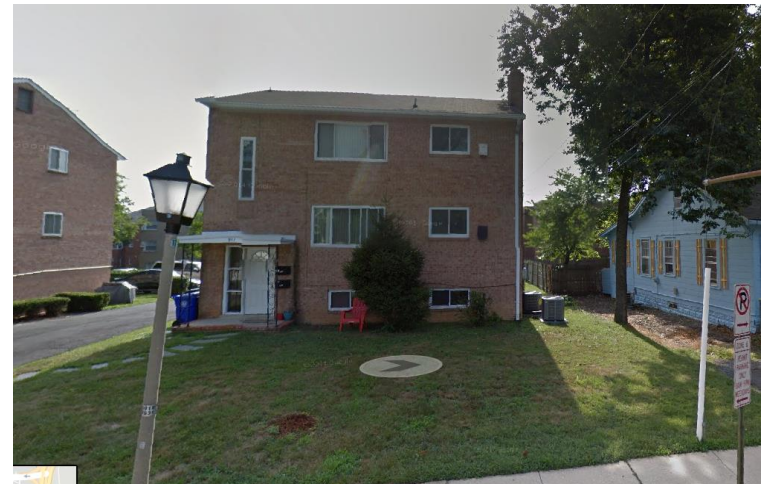


Zoning Ordinance Amendment Study

RA District Nonconforming Two-Family Dwellings: Enabling By-Right Expansions and Additions



CHPD, Planning Division

May 2020

The limited scope of this proposed amendment would:

- Permit additions to nonconforming two-family dwellings in RA zoning districts (50% cap on additions would still apply).
- Align with 2018 Zoning Ordinance amendment enabling expansions and additions to two-family dwellings in the R2-7 zoning district.
- Add flexibility for two-family dwellings in RA districts in Housing Conservation District areas per County Board HCD Work Session Sept 2019.
- Expand flexibility to other RA districts as well.
- Address Affordable Housing Master Plan goal to preserve and support existing affordable housing stock (2015).

What can nonconforming lots & dwellings do?

Ability to Make Changes to Nonconforming Dwellings*

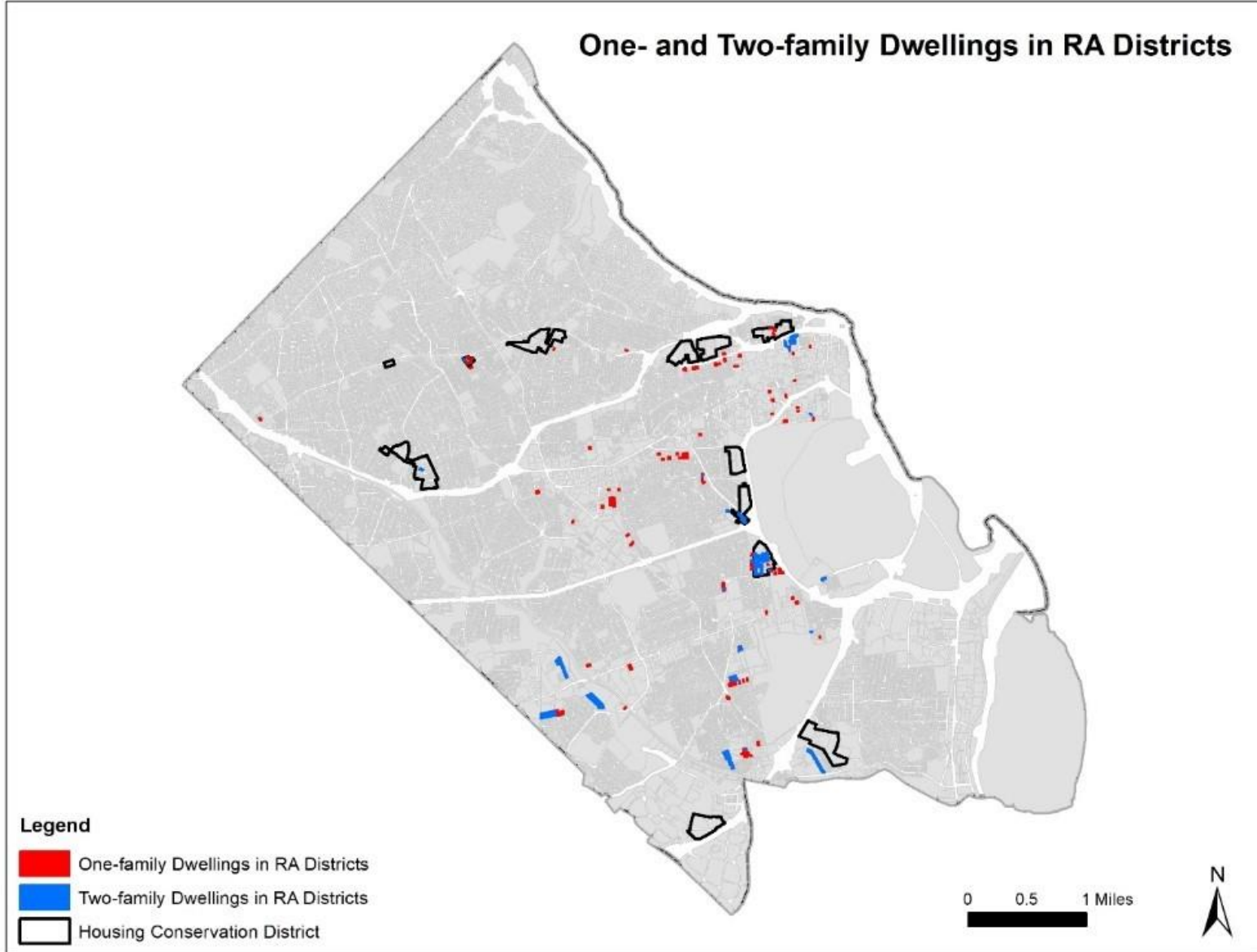
	Single Family Districts (R-20, R-10, R-8, R-6, R-5)	Two-Family Districts (R2-7)	Townhouse Districts (R15-30T and R10- T)	Multi-Family Zoning Districts (RA 14-26, RA 8- 18, RA 6-15, RA7-16)
One-Family Dwellings	Interior & exterior modifications by-right	Interior & exterior modifications by-right	Interior modifications only	Interior modifications only
Two-Family Dwellings	Interior modifications only	Interior & exterior modifications by-right	Interior modifications only	Interior modifications only

* Current § 16.2.2-16.2.5; Lots nonconforming in height or lot area may build an addition less than 50% of the floor area contained in the existing building or structure as of July 15, 1950.

What are the issues to address?

- Exterior expansions and additions are not permitted in nonconforming two-family dwellings in multi-family districts without a BZA variance.
- Nonconformities in these districts are very common; variances are difficult to justify.
- Common housing type of value to the County.

Where are the affected properties?



Where are the affected properties?

Civic Association	Adjacencies	Quantity
Within HCD Only		
John M. Langston	Single-family detached and multi-family apartment buildings	1
Westover Village	single-family detached	2
Outside HCD Only		
Arlington Heights	single-family detached homes	1
Arlington Mill	adjacent to other two-family semidetached and multi-family apartment buildings	34
Columbia Forest	two-family semidetached and single-family detached	90
Columbia Heights	Single-family detached and two-family semi-detached	6
Foxcroft Heights	multi-family apartment buildings and two-family semi-detached	7
Green Valley	Single-family detached and two-family semi-detached	50
Long Branch Creek	multi-family apartment buildings and two-family semi-detached	42
North Rosslyn	townhomes and multi-family apartment buildings	44
Radnor/Ft. Myer Heights	single-family detached homes and multi-family apartment buildings	1
Both Within and Outside an HCD		
Lyon Park	multi-family apartment buildings	30
Penrose	multi-family apartment buildings and other two-family semidetached	124

What is proposed amendment?

Proposed Amendment: Permit nonconforming two-family dwellings in RA districts to make additions and/or expansions by-right (Sec. 16.2.4.E)

- *50% cap on additions would still apply (Sec. 16.2.B)*

What are potential impacts?

The potential impacts of the proposed amendment include:

- Incumbent on property owners to gain permission from their neighbors to permit access during construction (zero lot line).
 - BZA use permit would still be required for projects requesting to exceed setbacks.
 - Amendment would enable additions consistent with approvals commonly obtained by the BZA in the past.
- By-right opportunity for reinvestment in aging housing stock, consistent with flexibility provided to single-family homes and two-family homes in two-family zoning district (R2-7).

What are potential impacts?

The potential impacts would also be experienced in area with existing Plan guidance:

- 41 properties located in Columbia Pike Neighborhoods Area Plan.
- New opportunity for by-right reinvestment without precluding long-term vision for change.



Timeline and Public Outreach

- March 2020: Zoning Committee of the Planning Commission (ZOCO) Review
- May 2020: County Board Request to Advertise
- May 2020: Community Outreach
- June 2020: Planning Commission and County Board Action