

Introduced by: Councilmember Dyballa

CITY OF TAKOMA PARK, MARYLAND

RESOLUTION 2019-16

**RESOLUTION SUPPORTING MONTGOMERY COUNTY ZONING TEXT
AMENDMENT 19-01 REGARDING ACCESSORY DWELLING UNITS**

- WHEREAS**, Zoning Text Amendment 19-01 was introduced on January 15, 2019, and concerns Sections 3.1.6 and 3.3.3 of the Montgomery County Zoning Ordinance dealing with Accessory Dwelling Units (ADUs); and
- WHEREAS**, the proposed ZTA removes the conditional use approval for all accessory dwelling units, as well as distance requirements, absolute size limits and other barriers to the building and approval of ADUs; and
- WHEREAS**, existing requirements that apply to the review of design and construction in designated historic districts would remain in effect under the ZTA; and
- WHEREAS**, as identified in the draft Housing and Economic Development Strategic Plan, the City of Takoma Park prioritizes the need to broaden access to affordable housing and facilitate aging in place; and
- WHEREAS**, ADUs can provide a mix of housing types and prices across the City; including homeownership and residential rental housing for families with and without children, seniors, persons with disabilities, singles, and multigenerational families; and
- WHEREAS**, in past decades, a number of homes in Takoma Park had additional units in them, helping provide housing options for residents; many of these homes were changed back to single-family homes because of zoning regulations; and
- WHEREAS**, because of the pattern of housing development across the City of Takoma Park, many properties do not meet the current County ADU distance and parking requirements; and
- WHEREAS**, the City of Takoma Park licenses County-approved ADUs as rental units resulting in annual or biennial inspections for health, safety, and property maintenance code compliance; and
- WHEREAS**, there is an unknown number of unlicensed ADUs in the City which could be brought into the licensing and inspection program under the proposed ZTA, allowing protections for both tenants and property owners; and

WHEREAS, many single-family homeowners have chosen not to pursue licensing for ADUs under the existing zoning requirements due to burdensome procedures, lack of on-site parking, and proximity to approved ADUs in the neighborhood; and

WHEREAS, all of the City of Takoma Park is within one mile of a public transit station (the Takoma Metro Station or the Takoma Langley Transit Center) and the City is also served by 18 bus routes and seven bike share stations; and

WHEREAS, additional housing opportunities located near public transit stations could reduce the number of personal vehicles used for daily commutes, resulting in a net reduction in traffic volume and greenhouse gas emissions; and

WHEREAS, approximately 14% of Takoma Park households have no cars, and 43% have only one vehicle; and

WHEREAS, on-street parking availability varies greatly by street, depending on the number of homes without driveways, width of the street and adjacency to uses that attract people in cars, such as commercial areas, parks and institutions; and

WHEREAS, in certain cases, it may be advantageous for municipal governments such as Takoma Park to assume some responsibilities now performed by Montgomery County regarding ADUs such as assessing off-street parking availability or facilitating the licensing and inspection of ADUs, and an option for this should be provided in the ZTA; and

WHEREAS, the proposed ZTA furthers the Council Priorities of A Livable Community For All, an Environmentally Sustainable Community, and Community Development for an Improved & Equitable Quality of Life.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF TAKOMA PARK, MARYLAND supports ZTA 19-01 with the following conditions:

1. That a municipality be allowed to reduce the number of required on-site parking spaces from the number required by Montgomery County or establish an alternative parking waiver process.
2. Applications for ADUs within existing single family homes, not requiring review for setbacks or other external zoning issues, be exempt from the County permitting process provided they are inspected and approved for licensing through a comparable municipal licensing program.

Adopted this 20th day of March, 2019