



FREDERICK COUNTY PLANNING COMMISSION
January 18, 2017

TITLE: Planning Commission 2017 Discussion Item

FILE NUMBER: N/A

REQUEST: Residential Design: Attached Single-Family Dwellings

PROJECT INFORMATION: N/A

APPLICANT/REPRESENTATIVES: N/A

STAFF: Denis Superczynski, Principal Planner II

RECOMMENDATION: Review the discussion item and provide any feedback or identify any related issues or concerns

Exhibits: N/A

STAFF REPORT

ISSUE

Staff will present an overview of Visual Design options for a variety of dwelling unit types in response to a Planning Commission request.

BACKGROUND

In August of 2015, the FCPC requested that Staff move forward with presenting this topic for discussion. The Planning Commission requested that Staff present this topic to add to the understanding of the lack of visual difference between well-designed, single-family *detached* and single-family *attached* units (e.g. duplex, triplex, quadriplex).

The deployment of a greater variety of attached single-family homes in the County may be useful in achieving long-range planning goals and design benefits including:

- More compactly-designed communities;
- A decreased environmental 'footprint' for new construction; and,
- Increased choice for consumers in the residential marketplace.

The presentation focuses on the visual differences – and similarities – between single-family attached homes and single-family detached homes. The overview also includes a discussion of how a mix of dwelling unit types can be provided within a neighborhood without disrupting the visual appeal of a place conventionally dominated by the SFD form.

Key points to present:

- Calculating neighborhood residential density
- Increasing residential density – the perceived benefits and detriments
- How do we increase density?
 - Minimize raw lot size
 - Build vertically
 - Decrease footprint of supporting infrastructure
 - Expand palette of residential building types
- Defining the “Missing Middle” of attached and multi-unit housing types
- Understanding the housing types (a visual discussion)
 - Duplex (Triplex, Quad)
 - 2-over-2
 - Two-family
 - Townhouse
 - Live-Work
- Relationship between Lot Access and Lot Width
- Variety at the block level