



**MONTGOMERY COUNTY COUNCIL**  
ROCKVILLE, MARYLAND

**HANS RIEMER**  
COUNCILMEMBER (AT LARGE)

CHAIR  
PLANNING, HOUSING, AND  
ECONOMIC DEVELOPMENT COMMITTEE

TRANSPORTATION, INFRASTRUCTURE,  
ENERGY, AND ENVIRONMENT COMMITTEE

February 16, 2021

TO: Councilmembers  
FR: Hans Riemer  
RE: Missing Middle housing

I am encouraged by the growing interest in measures to allow and encourage more “Missing Middle” housing. I strongly believe that every neighborhood should have a variety of housing types. Diversity in housing types promotes equity and inclusion as well as vibrancy and sustainability.

That is why I led the charge to legalize Accessory Dwelling Units in Montgomery County -- an affordable and buildable Missing Middle option -- and I am grateful for your support on that initiative. With similar goals, I recommended to the Planning staff and Board to consider Missing Middle in the Downtown Silver Spring Plan, where I believe the community may be ready to embrace a change and we have time to work through the details carefully in a comprehensive engagement process. Meanwhile, we know that Thrive 2050 is considering this issue broadly, with encouragement from the PHED Committee.

I commend Councilmember Jawando for his recent introduction of ZTA 20-07, which would allow more Missing Middle housing in the R60 zone. For the past several months, my office has been working with Council staff to develop a different ZTA to allow Missing Middle housing. The approach I have developed does not conflict with Councilmember Jawando’s approach - it applies in a different geography (BRT corridors) and is broader in some ways and more restrictive in others. I have attached a fact sheet and draft of this ZTA to this memo.

While moving forward on every tool we have to allow more housing is critically important, these zoning changes are complex and could have major impacts on communities across the County. After discussing this issue with Planning staff, I believe an appropriate path forward would be to ask the Planning Board to draft a Missing Middle ZTA, hold hearings, and send us their recommendation. If we can receive their ZTA shortly after we receive the Thrive 2050 plan, we could hear from the community, complete our work and adopt a change by the end of the year.

If you agree with this approach, I will work with Council President Hucker to communicate this request to the Planning Board.