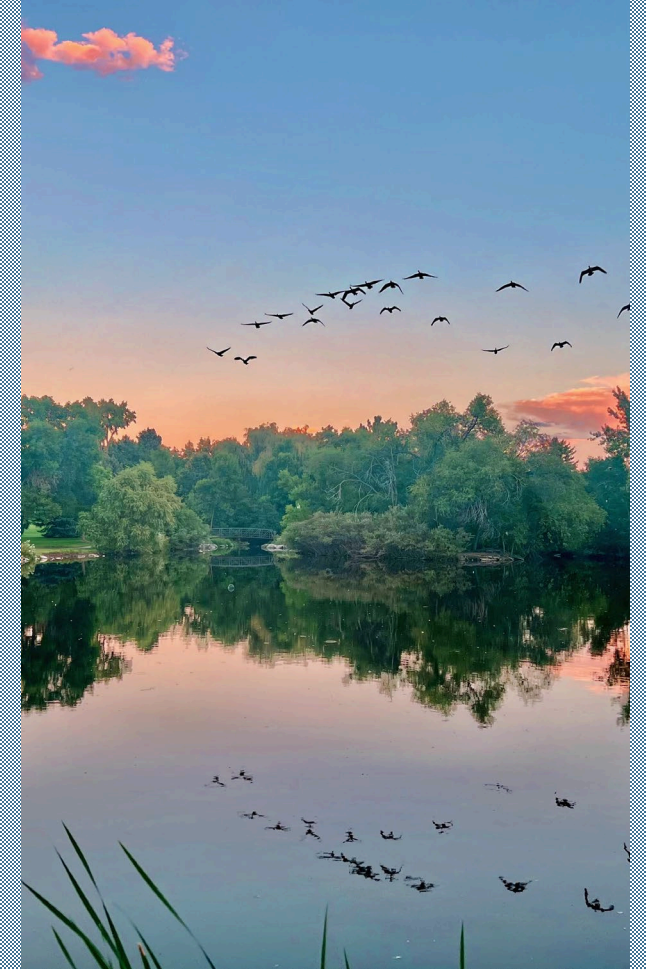


NEIGHBORHOOD HOUSING OPPORTUNITIES ULUC CODE AMENDMENT

Zareen Tasneem, Senior Planner

OCTOBER 22, 2024



AGENDA

Background

Existing zoning code regulations

Public outreach and research efforts

Proposed zoning code amendments

Next steps

Discussion questions

Neighborhood Housing Opportunities



Graphic elements sourced from: SustainableConnections.org

HOW DID WE GET HERE?

- Comprehensive Plan goal of housing diversity
- Previous code amendment work
- Jan. 23, 2024, City Council study session – code amendments work plan discussion
- Jun. 4, 2024, City Council study session – NHO scoping discussion

PRIMARY ZONE DISTRICTS

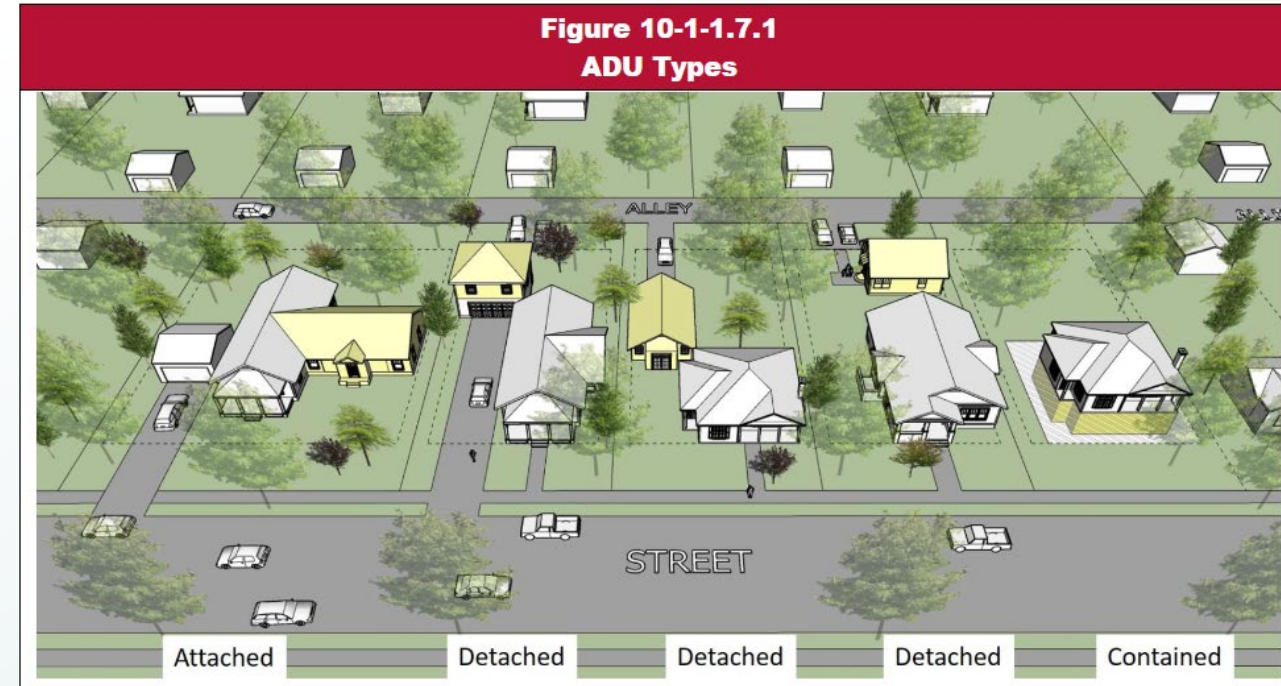
District		Future Land Use and Character Map Designation	Purpose
Name	Designation		
Neighborhood			
Acreage Residential	ACR	Estate Residential	The ACR district provides for large, estate-sized lots for which the principal land use is single-family detached residential, although limited agricultural uses are also allowed.
Large Lot Residential	LLR	Suburban Residential	The LLR district provides for large lots for which the principal land use is single-family detached residential.
Multi-Family Residential	MFR	Suburban Residential Attached and Multi-Family; Auto-Oriented Residential Attached and Multi-Family; Residential Mix	The MFR district provides for single-family attached, including multiplex, rowhouse, and townhouse, along with cottage clusters and apartment buildings and complexes. This district is intended to be of the highest residential density in the city, except for the Corridor Mixed (CM) district. The district may also accommodate manufactured home parks, recreational vehicle parks, and tiny home communities by conditional use.
Medium Lot Residential	MLR	Suburban Residential; Auto-Oriented Residential	The MLR district covers a majority of the community, which provides for single-family detached residential housing in conventional neighborhoods.
Small Lot Residential	SLR	Auto-Oriented Residential; Mixed Character Core Neighborhood	The SLR district covers the residential areas nearest Downtown. Some neighborhoods in this district include alleys while other neighborhoods do not have alleys. The principal land use of this district is single-family detached residential.

PRIMARY HOUSING TYPES

- Housing type that is not single-family detached dwelling or multi-family dwelling (5 or more units):
 - Accessory Dwelling Units (ADUs)
 - Duplexes
 - 3-4-unit Townhomes
 - Multiplexes
 - Cottage Court Communities (CCC)

ADUS

- Attached & Contained ADUs
 - Permitted in all NB, CMU, and some DT zone districts
- Detached ADUs
 - Permitted without alley restrictions in DT and CMU zone districts
 - Permitted with alley access restriction in SLR and MLR zone districts



DUPLEXES

- Two separate single-family dwelling units in one building structure
- Categorized as two land use types in ULUC:
 - Dwelling, Single-Family Attached / Duplex / Twin Home
 - Dwelling, Single-Family Duplex / Twin Home Conversion
- Permitted in MFR, CM, and some DT zone districts
- Permitted as conditional use in SLR above Caley

MULTIPLEXES

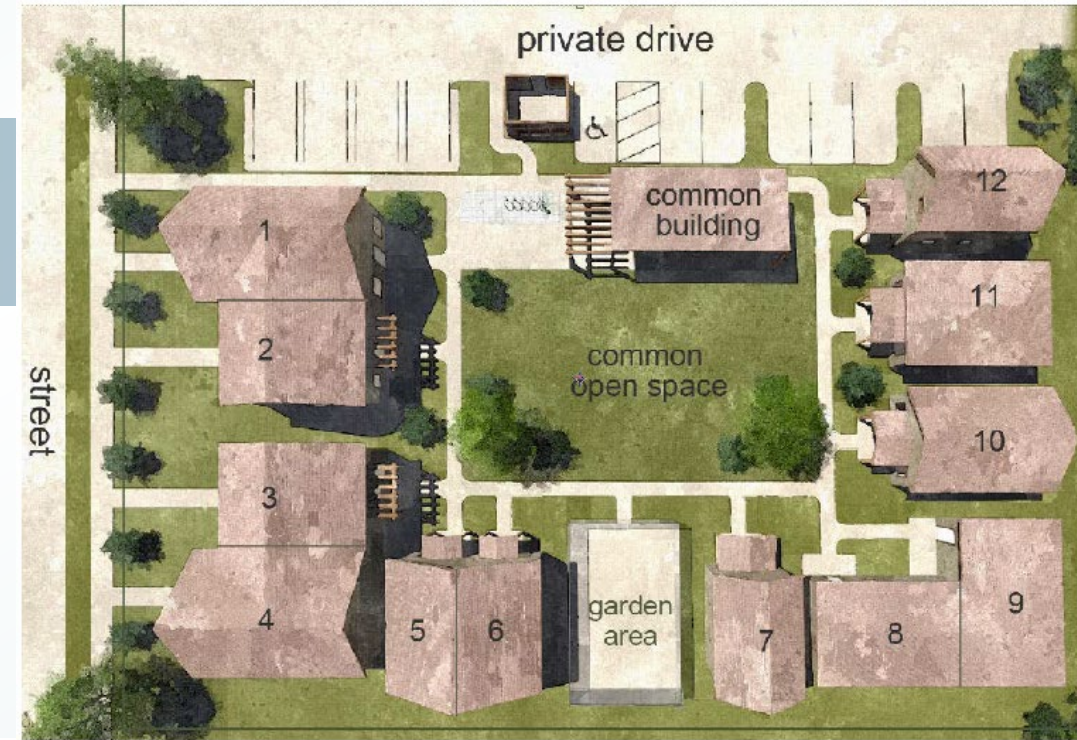
- Up to four separate single-family dwelling units in one building structure
- Designed to resemble a large single-family home
- Permitted in MFR, CM, and some DT zone districts



PHOTOS: DANIEL PAROLEK/ISLAND PRESS

COTTAGE COURT

- Cluster of homes around a central open space
- Permitted in MFR, MLR, SLR, CM zone districts
- But only permitted when adjoining or adjacent to an MFR, NC, CM, BC or IP district and site must be 0.5-3 acres
- Housing type can be:
 - Single-family detached dwellings
 - Duplex
 - Multiplex



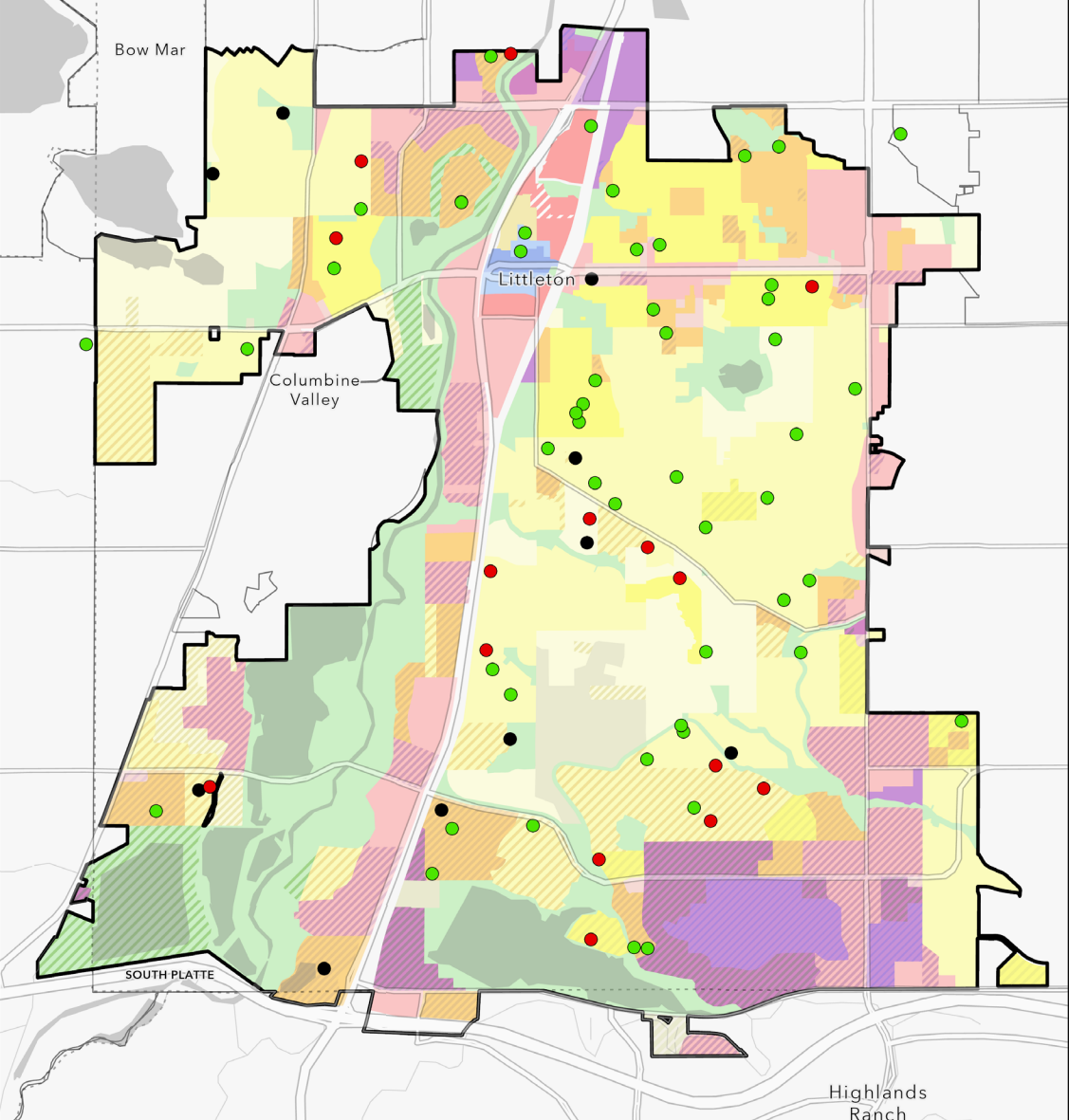
Source: AARP



◀ In this site plan, five cottage-style homes (of about 650 square-feet each) fit on a 14,976-square-foot (or .34 acre) lot.

COMMUNITY SURVEY

- Open August 19 - September 9, 2024
- Advertised on COL social media, LRO, community spaces, community newsletters, and other boards/commissions
- Received total 150 responses



Survey Responses

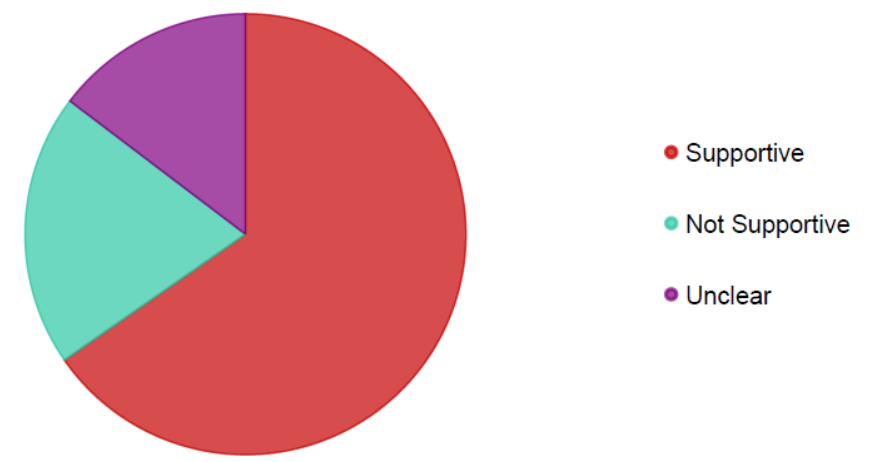
Supportive?

- Not Supportive
- Supportive
- Unclear

Zoning Districts

- ACR
- DMU
- LLR
- NC/PL-O
- ACR/PL-O
- DMU 3
- LLR/PL-O
- OS
- BC
- DNR
- MFR
- OS/PL-O
- BC/PL-O
- DTA
- MFR/PL-O
- SLR
- CM
- IP
- MLR
- SLR/PL-O
- CM/PL-O
- IP/PL-O
- MLR/PL-O
- NC

Supportive?



Answers	Count	Percentage
Supportive	98	65.33%
Not Supportive	30	20%
Unclear	22	14.67%

Answered: 150 Skipped: 0

- About 65% of respondents were clearly supportive of the topic
- Of those that gave an address, supporters located throughout the City; no concentrated area

TECHNICAL STAKEHOLDER GROUP

- Meeting held in-person August 22, 2024
- Included representative(s) from:
 - Architects that worked on missing middle housing type projects under the ULUC
 - Planning Commission
 - Habitat for Humanity
 - South Metro Housing Options
- Overall, the stakeholder group was supportive of this topic and felt the less the regulations, the better

OTHER RESEARCH

- GIS analysis
- Zoning code regulations of surrounding municipalities
- Infrastructure analysis

CODE AMENDMENT PROJECT GOALS

- Clarify code regulations
- Incorporate requirements of recently passed state legislation regarding ADUs
- Reduce existing code barriers
- Expand land use types as permitted in more zone districts

CLARIFY CODE REGULATIONS

- Simplified, consistent definitions and use types:
 - Duplex
 - Multiplex
 - Townhome
 - ADU categories
 - Attached
 - Detached
 - Height
- Cottage Court Communities - clarified housing types permitted and established max. square foot limits

INCORPORATE STATE ADU LEGISLATION

- Removed alley access requirement for detached ADUs
- Allowing detached ADUs in all NB zone districts
- Increased gross floor area allowed for detached ADUs
- Permitted in areas that have single-family only planned development regulations
- Max. height increased to be equal to SFD in same zone district
- Removed min. parking req.

REDUCE EXISTING CODE BARRIERS

- Remove conditional use permit req. for duplexes
- Remove site plan process req. for duplexes
- Permit duplexes in SLR south of W. Caley Avenue
- Changed ACR min. lot area to align with existing lot data
- Added standards for existing SFD in MFR
- Increased max. parking for CCC to 2 spaces/unit
- Removed adjacency requirement for CCC
- Reduced min. site area to quarter acre for CCC

EXPAND TO MORE ZONE DISTRICTS

- Allowing duplexes and cottage court communities in all NB zone districts
- Allowing multiplexes and 3-4-unit townhomes in MLR and SLR

NEXT STEPS

- Draft code amendment public review period closes - Oct. 25, 2024
- Planning Commission public hearing – Nov. 18, 2024
- City Council public hearing – Jan. 7, 2025

DISCUSSION & QUESTIONS