



**Are there benefits?**  
Missing Middle can increase local home-ownership and empower residents to invest in their community one housing project at a time, while building generational wealth for their families.

- Increase Housing Options
- Increase Local Home-Ownership
- Reduce Housing Inequality
- Support Neighborhood Regeneration
- Strengthen Local Economies/Local Opportunity
- Enhance Economic Opportunity
- Lessen Carbon Footprint
- Prevent Suburban Sprawl

**Who Would Benefit From MMH?**

- Young adults, children and adults seeking home ownership
- Homeless and low-income households
- Homeless and low-income households
- Homeless and low-income households
- Homeless and low-income households
- Homeless and low-income households
- Homeless and low-income households
- Homeless and low-income households
- Homeless and low-income households
- Homeless and low-income households

**How to implement**  
How Are Other Cities Addressing These Issues?

**The Missing Middle Sweet Spot**  
Housing solutions

**Best Practices: Doing It Right**

**ASHEVILLE MISSING MIDDLE WORKING GROUP**

**MMH Scan™**  
Analysis + Definition of Barriers to Missing Middle Housing

Prepared for Asheville, NC  
July 27, 2023  
**DRAFT**

**OPTICOS**

# Asheville MMH Study

## Advisory Working Group Meeting #2

City of Asheville  
July 27th 2023



# Agenda for Today's Meeting

## **Part I: Project Updates**

Introductions for new members  
Quick Overview of Project  
Posters & What We've Heard

## **Part II: Analysis & Barriers Memo**

Ch. 1 – Housing Need Analysis  
Ch. 2 – MMH-Ready Locations  
Ch. 3 – Zoning Barriers

## **Questions/Discussion**

## ***Put the following in the Chat***

1. Name
2. Organization you represent and your role



# Project Overview

SECTION

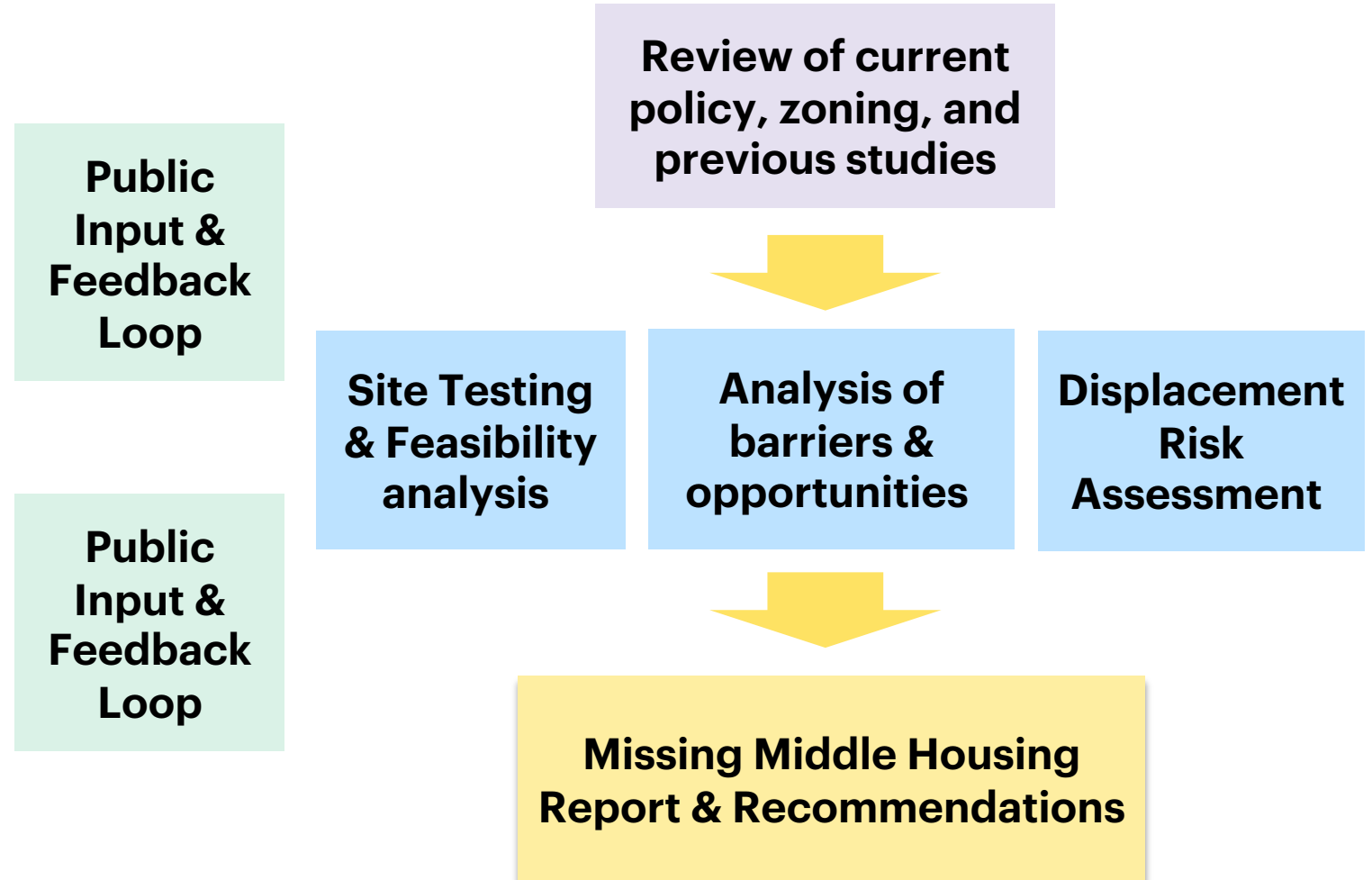
1

**Project Goals, Timeline,  
Outreach Plan**



# The purpose of the study is to...

identify regulatory & policy barriers that negatively impact the production of housing supply and to develop recommendations to help Asheville better align regulations with city goals to promote growth that occurs responsibly





# Project Timeline

**April:** Review of current policy, background documents, and documentation trip.

**May/June:** Stakeholder interviews. Consultant team preparing Analysis Memo.

July 5<sup>th</sup> – August 11<sup>th</sup>: Renter's survey open

**July 27<sup>th</sup>:** Advisory Working Group Session on analysis of barriers/challenges

**August 4<sup>th</sup>:** Public Workshop

**August:** Consultant team to prepare final recommendation reports

**September:** Advisory Working Group Session on recommendations

**September:** Final MMH Study & Strategic Plan with Displacement Risk Assessment

**Next Steps:** City to use recommendations inform future changes to the city development code



# Role of the Advisory Group

**Provide honest feedback & guidance**

**Attend meetings at key milestones**

**City staff available to support work**

**Advisory group meetings are open to the public**

**Discuss this project with others!**

## **Key milestones:**

- **AWG Meeting #1: Kick off meeting**
- Attend Missing Middle Housing Presentation (optional)
- **AWG Meeting #2: Provide feedback on initial analysis**
- Attend Public Workshop (optional)
- **AWG Meeting #3: Provide feedback on study recommendations**

# Outreach Plan Overview

Advisory Group input at key milestones

Stakeholder interviews

Renter's Survey

Public Workshop in August

Roadshow Posters to be used for neighborhood & small group meetings in next phase







# Posters Overview & What we've heard

SECTION

2

**Summary of input from outreach, stakeholder interviews, & surveys**

# Workshop Content & Goals

## Project Overview

Learn about Missing Middle Housing and the benefits

Highlight Asheville's Housing Needs and Challenges

MMH types and how they fit into Asheville Neighborhoods

Build on stakeholder interviews to hear community concerns

The collage consists of several informational posters from the Asheville Missing Middle Housing Study. The posters are arranged in a grid-like fashion, overlapping slightly. The top row includes 'Welcome', 'Our housing challenges', 'Are there benefits?', and 'How to implement?'. The middle row features 'Where should it go?', 'What we've heard', 'What is MMH?', and 'Why is it missing?'. The bottom row contains 'MMH Types' and 'MMH Types (cont.)'. Each poster is branded with the Asheville logo and the title 'MISSING MIDDLE HOUSING STUDY'. The posters use a variety of colors (green, purple, blue, orange) and include text, charts, and images of housing units to illustrate their points.

# What we heard: Developer & Design Community

- Need for **Council approval to adjust zoning** to accommodate MMH intimidates many smaller developers who don't even bring those projects to the table
- **Access to capital** that can cover high construction and land costs is difficult
- Big funding tools (LIHTC) are **not economically feasible** for small projects
- **Topography** constraints & infrastructure cost

“The zoning is cumbersome and **an extended process** for multifamily, even a small 3-unit projects or non-standard lots takes many months.”





# What we heard: Affordable Housing Interviews

- Current housing demand is for **family sized units** (3–4 bedrooms)
- Zoning is outdated and **suburban focused**
- Current **parking regulations** are difficult to work with and make development more expensive
- **Financing** for rental projects can be challenging

“Developers are ready & passionate about creating diverse housing but need a more streamlined process. Would love to build closer to services and resources but it is much easier to build outside of the city”



# What we heard: Legacy Neighborhoods

- Need zoning tools to address the differences between each neighborhood and their **unique needs**
- **Solutions for homeownership** regardless of AMI or immigration status
- No one should feel pressure to sell their house for new development
- Sensitivity needed to **overcome past trauma of zoning** and policy wrongs under Urban Renewal

“There is constant pressure to redevelop – how can we help protect existing affordability”



# What we heard: Neighborhood Groups

- Need to **slow down gentrification and prevent displacement**
- Make sure that the **process is transparent** and reflects community input
- Need to **curb short-term rental and investors** buying all properties
- Making sure new construction is **benefiting the community** and existing residents
- Concerns for **infrastructure** and services for infill (sidewalks & trash)

“ No one should feel pressure to sell their house for new development, especially the aging community





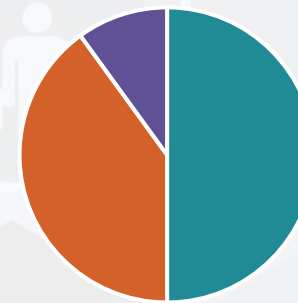
# Initial Renter's Survey Results | Housing Status

**93%** cite a lack of affordable housing as a reason that they currently do not own a home

Low credit score (16%) and property maintenance (10%) were less influential factors

**69%** reported a lack of funds for a down payment or closing costs

Various types of displacement were also reported



■ Exclusion 50% ■ Economic Displacement 40% ■ Cultural Displacement 10%

Economic considerations are the primary drivers of housing decision-making

# Initial Renters Survey Results | Housing Preferences

## 91% want to own a home

- Single-family homes most desirable (96%)
- 44% would consider owning Missing Middle Housing
- Apartments (16%) and ADUs (14%) were less desired

## 6% prefer to rent

- 80% would consider renting a single-family home
- 64% would consider Missing Middle Housing
- 61% would rent an ADU

# Initial Renters Survey Results | Housing Preferences

## Reasons for wanting to become a homeowner

- Controlled monthly payments (94%)
- Building wealth and equity (94%)
- Increased control over residence through renovations (93%)
- Increased housing stability (92%)
- Personal fulfillment (66%)
- Tax benefits (64%)

## Reasons for renting currently

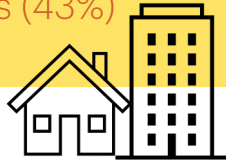
- Lower maintenance cost (68%)
- Ability to move more often (54%)
- No property tax (46%)
- Less financial risk (46%)
- Community amenities (29%)



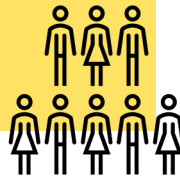
# Initial Renters Survey Results | Demographics

**89% surveyed are renters**

living in mostly single-family homes (36%) or apartments (43%)



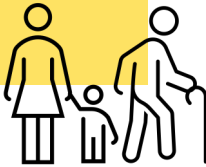
**84% white; 6% Black, 5% Hispanic**



**67% women**



**Few inter-generational households (5%)**



**67% lived in their current address fewer than 4 years**



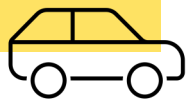
**75% report living alone or with one other person**



**14% live with a disability or identify as disabled**



**93% travel primarily via car**



# Discussion: Who is missing from the conversation?

## **Current Outreach:**

Developers & Design Community

Affordable Housing Providers

Legacy Neighborhoods

Neighborhood Groups

Renters

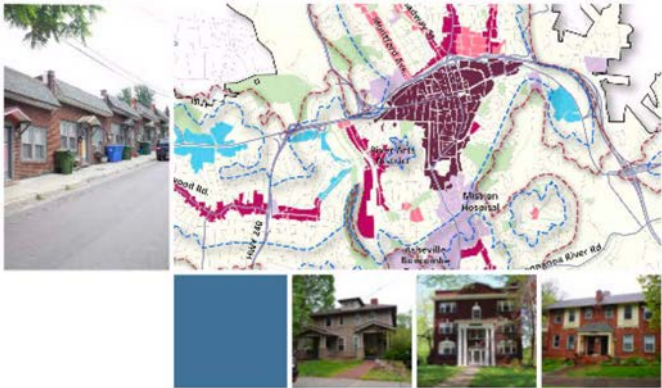


**Which groups should Staff include in small group conversations?**

**What are the best venues to access groups who have not had input?**

MMH Scan™  
Analysis + Definition of Barriers to  
Missing Middle Housing

Prepared for:  
Asheville, NC  
July 27, 2023  
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# Analysis Memo Overview and Feedback Loop

SECTION

# 3

**What's Included and  
How to provide feedback on  
draft memo**

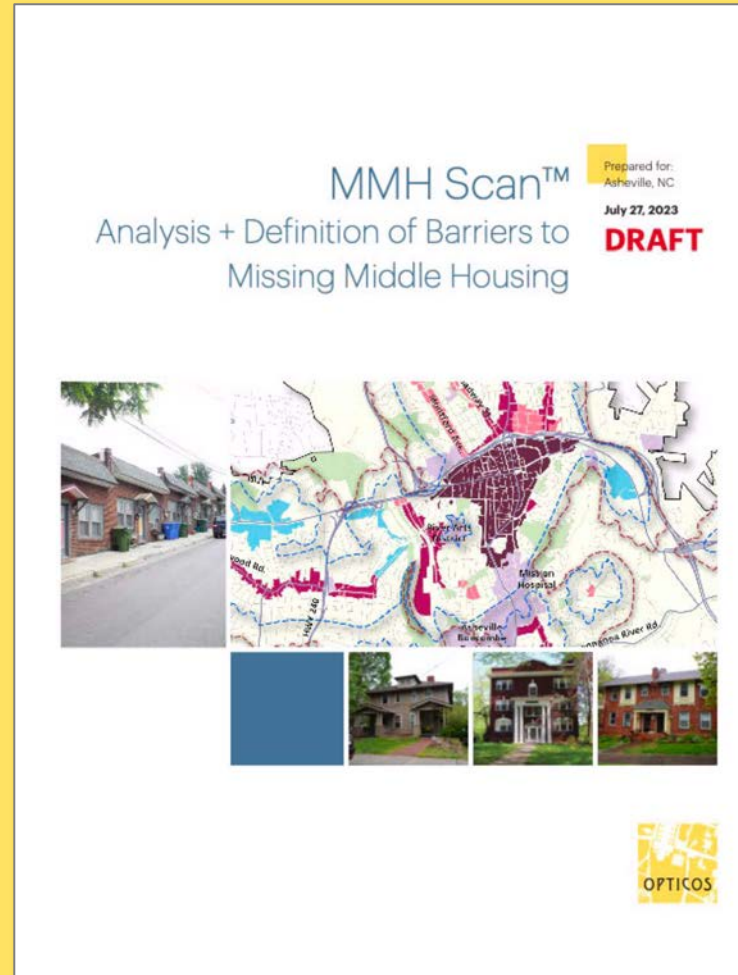
# Draft Barriers & Analysis Memo

Draft document sent.  
Will send along this  
slide deck today.

This presentation  
guides where we need  
your input most.

Survey provided to  
track your feedback.  
(Optional office hours)

Comments by 8/10



DRAFT MEMO – July, 2023

## What's Inside?

MMH Scan™  
Analysis + Definition of Barriers  
to Missing Middle Housing

Chapter 1	Purpose + Objectives	5
	What This Study is About	6
	Overview of Asheville's Population + Housing	8
	Why Missing Middle Housing (MMH) is Important to the Future of Communities	10
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MMH Scan™ Analysis + Definition of Barriers to Missing Middle Housing 3

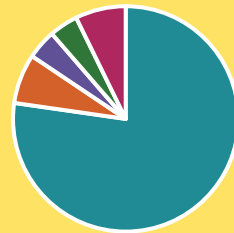
# Chapter 1: Purpose & Objectives

Where do you see the most housing need in Asheville?

Do you see Missing Middle housing as a solution to some of the housing needs?

*\*If you only have 5 min, see page 8*

Residential Building Permits Approved since 2018



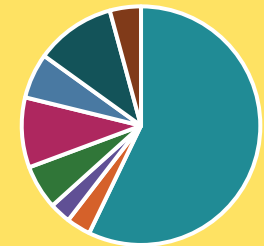
- Single Family
- Multifamily
- Townhouse
- Duplex
- Mobile home

Land Zoned for Multifamily



- Multifamily
- Other Uses

Existing Housing Types



- Single-unit, Detached
- Single-unit, Attached
- Duplexes
- 3-4 Units
- 5-9 Units
- 10-19 Units
- >20 Units
- Mobile Homes



**97.4%**  
rental  
occupancy  
rate



# Chapter 2: About Missing Middle Housing

Do you think the places we mapped as MMH-ready, walkable environments are correct?

What MMH Types are appropriate in different environments of Asheville?

\*If you only have 5 min, see page 38 to 40

**DRAFT MEMO - July, 2023**

Chapter 2 - About Missing Middle Housing

## 2.1 What Is Missing Middle Housing?

**House-scale buildings with multiple units in Walkable Neighborhoods**

**Responding to The Demand for Walkable Urban Living**

The mismatch between current US housing stock and shifting demographics, combined with the growing demand for walkable urban living, has been poignantly defined by recent research and publications by Christopher Nelson and Chris Leinberger, and most recently by the Urban Land Institute's publication "What's Next: Real Estate in the New Economy."

The solution is not as simple as adding more multi-family housing stock using the same housing typologies that have been built over the past couple of decades. Instead, it will be necessary to shift the way that we design, locate, regulate, and develop homes. As "What's Next" states, "It's a time to rethink and evolve, reinvent and renew." To that end, MMH types such as Duplexes, Fourplexes, Cottages, Multiplexes, Townhouses, and townhome units, are a critical part of the toolbox that should be in the toolbox of a planner, real estate agent, and developer.

Well-designed and simple types achieve medium-density and provide high-quality options between the single-unit homes and mid-rise apartment buildings. They are designed to meet the needs of shifting demographic and market demands and are a key component in neighborhoods offering diverse housing choices. They are called "missing" because very few of these

**Duplex Side-by-Side**

**Description**  
A small- to medium-sized building that consists of two dwelling units, one next to the other, both of which face and are entered from the street.

A variation of this is the "front-to-back" Duplex. This version and the side-by-side building type are within the footprint of a single-unit building. These are distinct from the non-attached practice of attaching two single-unit attached units. This latter approach often results in a building that is larger and is out of scale with its single-unit neighbors.

**Accessory Dwelling Unit (ADU)**  
The ADU can be located either in an existing building or separate from the main building.

**Duplex Side-by-Side**

Number of Units	Vehicular Access	
	Front	Rear
2	50' - 55'	45'
	100' - 150'	100'
3	75' - 100'	100'
	15' - 27'	30'

**Where Are Asheville's Walkable Environments?**  
The map shows existing walkable environments in Asheville focused around a variety of "Walkable Centers" and corridors identified through this analysis.

**Legend:**  
 - Street  
 - Neighborhood Center  
 - Auto-dependent / Transformable  
 - Parks  
 - Institutional

**Walkable Environments (Existing and Potential):**  
 - 5 min. Walking Distance  
 - 10 min. Walking Distance, 5 min. Biking Distance

**Figure 2.1** Walkable Neighborhoods within a 5-minute walk (blue dashed area) and 10-minute walk (red dashed areas) or 5-minute bike ride surrounding a variety of Walkable Centers.

**CLOSER LOOK**

**Walkable Neighborhood**  
These are places where a person can easily walk or bike to home, work, or to fulfill most daily needs, including shopping and recreation. The compact form and mix of uses found in a Walkable Neighborhood are anchored by "Walkable Centers," where neighborhood-serving retail, food, services, and employment are located in a pedestrian-oriented environment, affording multi-modal access throughout the area. These environments accommodate but do not depend on the use of automobiles for most daily needs. This was the standard model developed prior to the 1940s. See Section 2.3 for more information on "Walkable Centers."

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# Assessing where MMH is appropriate



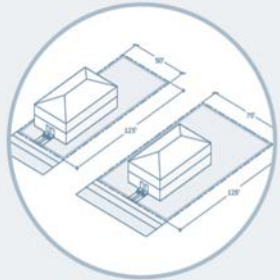
## Context Mapping

The entire city of Asheville will be analyzed in terms of existing physical character, street and block sizes, and level of connectivity. The intent is to identify existing Context Types, that will form the framework for further place-based analysis.



## Displacement risk assessment

Displacement risk will be assessed, based on many factors including education, race, income, housing market, and access to jobs. Based on the level of displacement risk, different mitigating strategies will be developed.



## Lot categories analysis

Every residential parcel will be categorized based on lot width and depth to identify which Missing Middle Housing types would fit on each lot based on typical building dimensions, access, off-street parking and other considerations.



## Market feasibility assessment

Different MMH types will be analyzed for market feasibility in each context within the city, to assess whether the potential revenue from sale or rental is worth the development costs for developers or homeowners.



## Context specific Missing Middle Housing toolkits

Building on the previous steps, policy and zoning toolkits will be developed for each context type to enable MMH; calibrated to existing conditions to ensure attainability, built form compatibility and financial feasibility, and will include strategies to avoid displacement.



The Missing Middle study includes a **place-based citywide analysis, assessment for market feasibility and displacement risk.** This approach will provide **context-specific MMH implementation “toolkits”.**

# Identify where MMH makes sense in Asheville

**Start from Future Land Uses**  
from Comprehensive Plan, 2018

## Identify existing walkable environments:

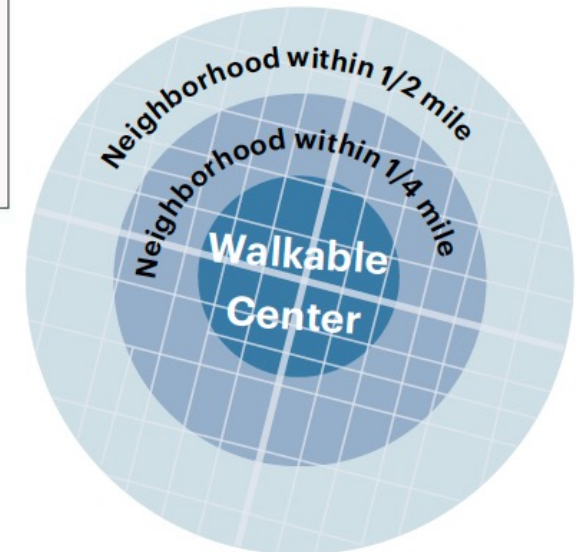
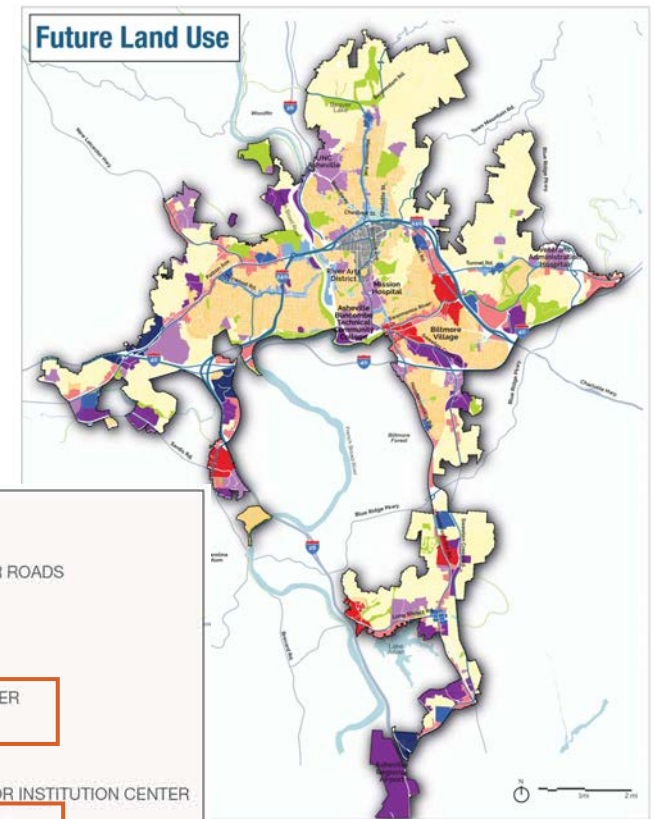
Locations within short walking distance of services, food, shopping, or transit

## Identify potential walkable environments:

places where there are some destinations, but not comfortable to walk to, yet

## Draw walk circles considering limitations

including topography, highways, rivers





# Existing Walkable Environments Types

**Most Intense**

**Least Intense**



## **Downtown Asheville**

A citywide destination for retail, food uses, service, employment, entertainment and recreation that includes significant housing.

**Regional-serving =  
Downtown**



## **Neighborhood Main Street**

A community destination for retail, food uses, and services that is an amenity for adjacent neighborhoods. Examples of Community-Serving Centers are listed below:

- Haywood Rd + Brevard Rd
- Lyman St + Clingman Ave Ext
- Hendersonville Rd + Lodge St

**Community-serving =  
Neighborhood Main street**



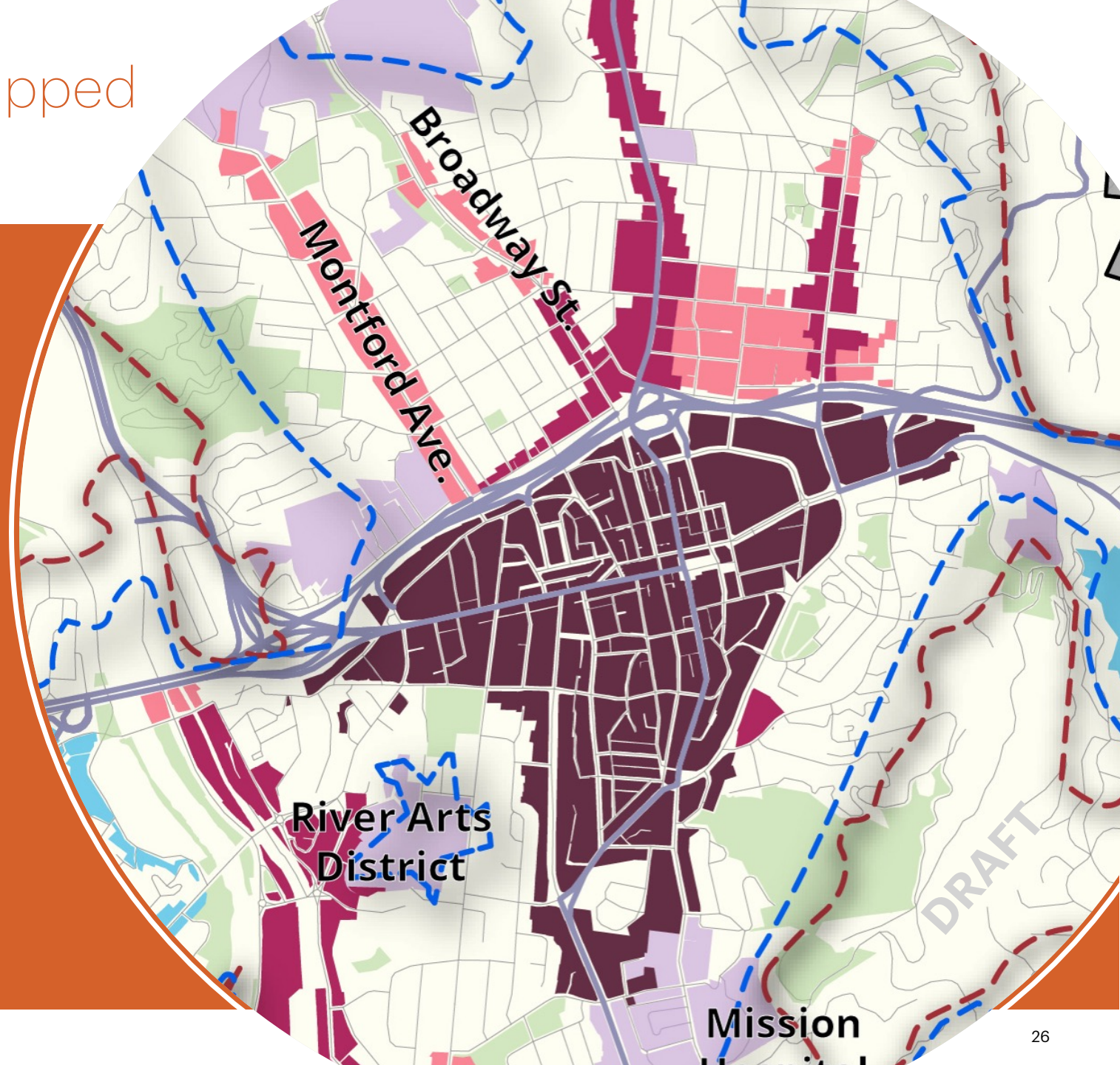
## **Neighborhood Center**

A neighborhood destination of food, shops, and services at the intersection of two important streets that provides convenient services to the immediately adjacent residential neighborhoods. A neighborhood-serving destination is smaller and less intense than a community-serving destination.

**Neighborhood-serving =  
Neighborhood Center**

# Walkable Environments Mapped Downtown

A citywide destination for retail, food uses, service, employment, entertainment and recreation that includes significant housing.

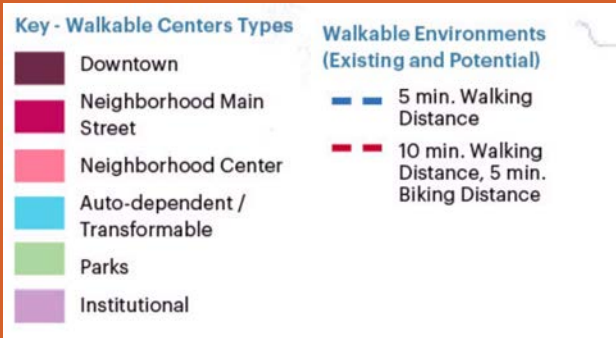
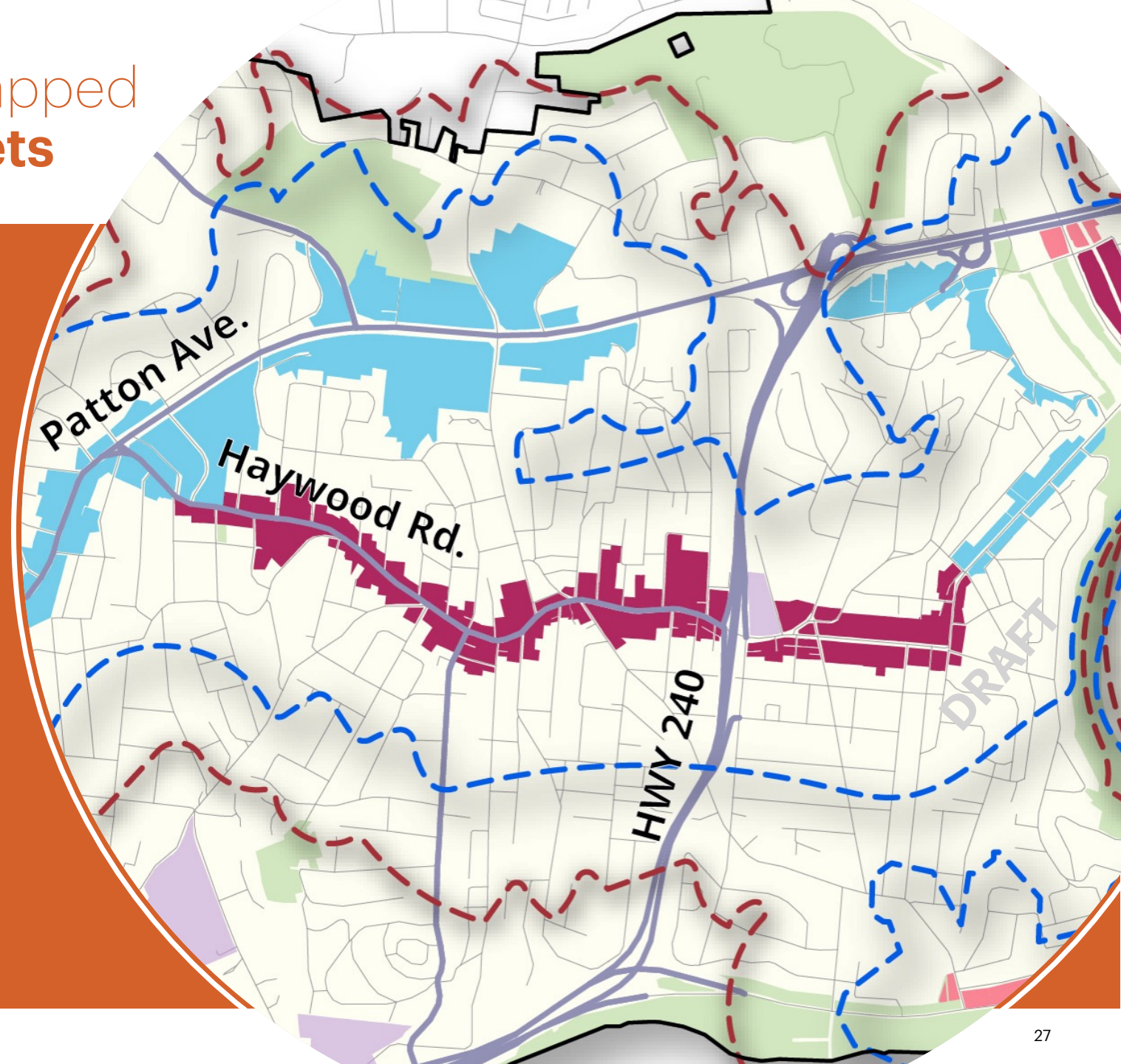




# Walkable Environments Mapped

## Neighborhood Main Streets

A community destination for retail, food uses, and services that is an amenity for adjacent neighborhoods.

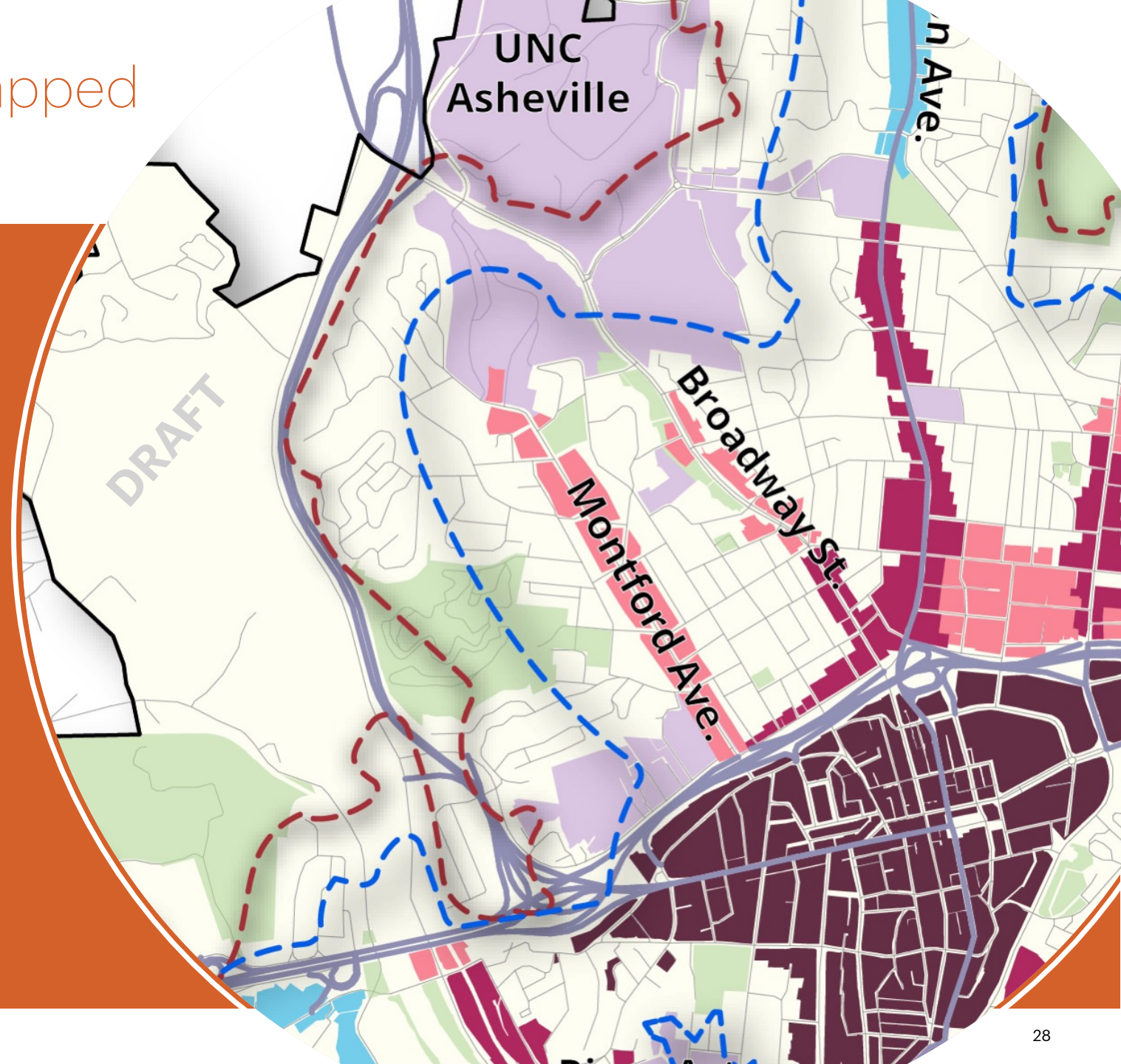




# Walkable Environments Mapped

## Neighborhood Centers

A neighborhood destination of food, shops, and services at the intersection of two important streets that provides convenient services to the immediately adjacent residential

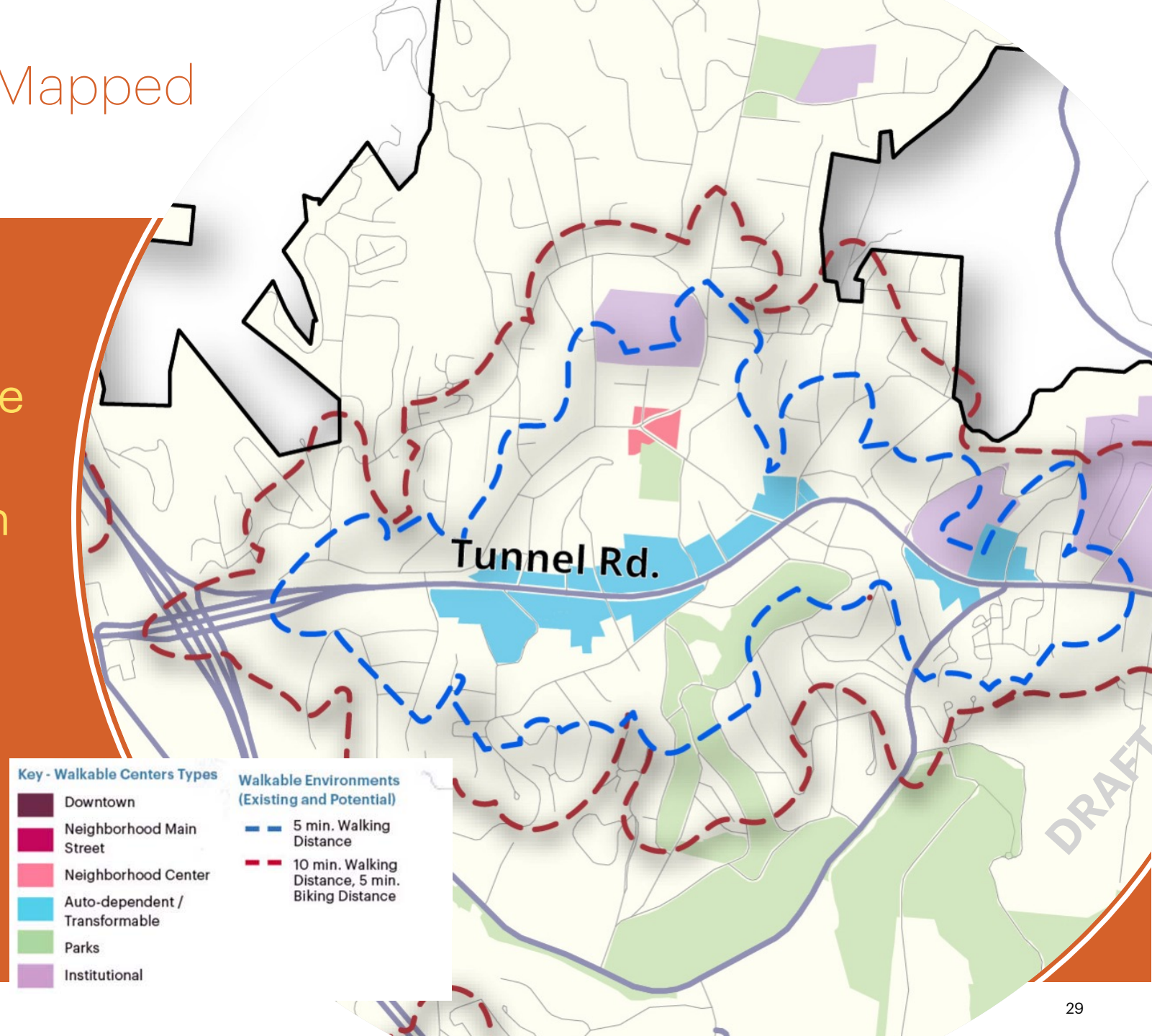




# Walkable Environments Mapped

## Transformable

Auto-dependent or "Transformable" contexts are locations with the potential to transition an area from an auto-oriented pattern of development to a more walkable environment that can transform nearby areas into MMH-Ready neighborhoods.



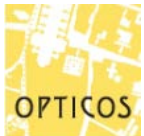
# The palette of Missing Middle Housing types

## House-scale/ Middle Housing (MH)



Lower intensity

Higher intensity





# Small to Medium MMH in existing neighborhoods

Below are two general approaches to integrate Middle Housing into neighborhoods:



## Distributed Throughout a Block of Detached Houses

Through gentle densification, Small and Medium Middle Housing types such as Duplexes, Triplexes, Cottage Housing, Fourplexes and Courtyard Building Medium can be easily integrated into a neighborhood of detached houses, blending in well due to their house-scale size and form.



## Transition from a Mixed-Use Corridor to a Residential Neighborhood

Small and Medium Middle Housing types can create great transitions in scale and massing between busier mixed-use corridors and quieter detached housing neighborhoods.





# Large MMH in existing neighborhoods

Below is an approach to integrate Large Middle Housing:



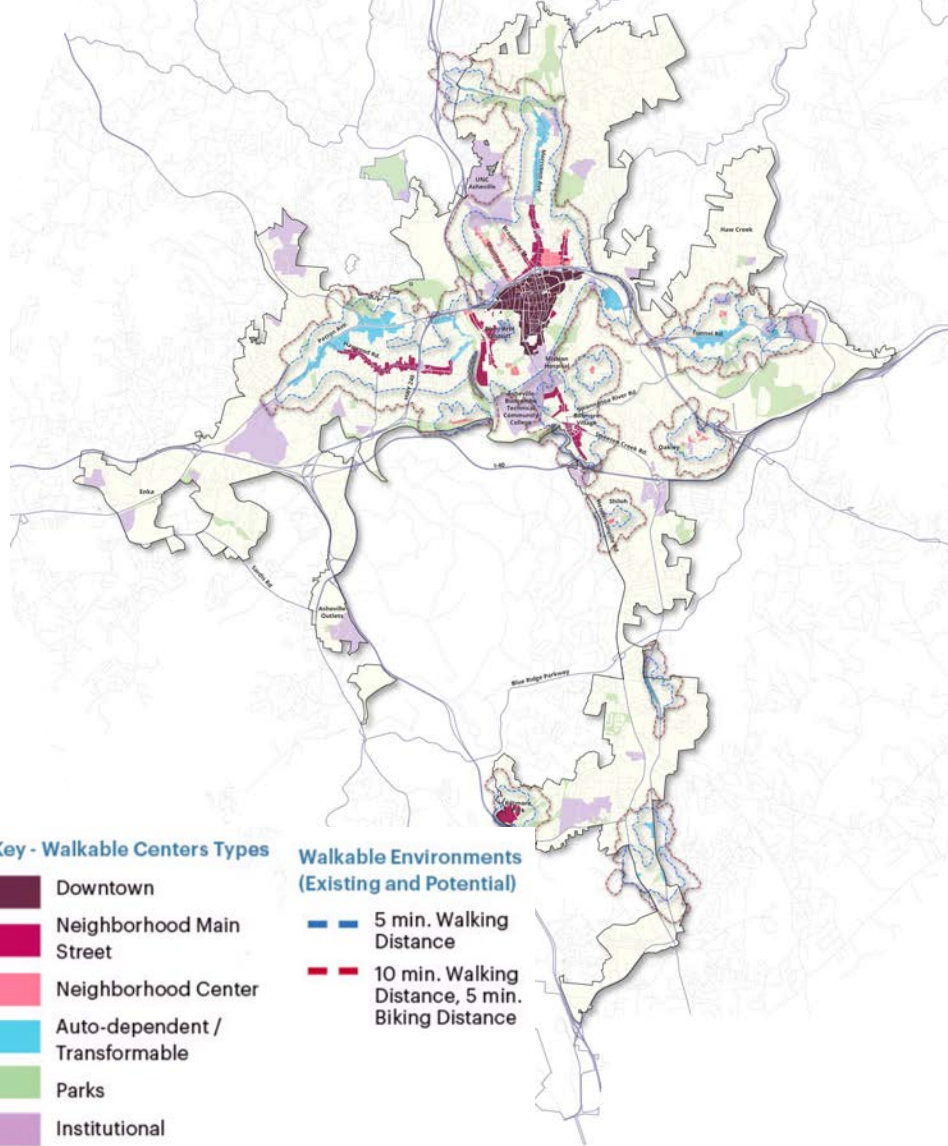
## Provide Housing Options along Corridors & Centers and Provide Transition to Higher Intensity Neighborhoods

This type can help transition from larger-scale buildings in transit-oriented and other mixed-use centers to smaller-scale buildings within neighborhoods. Large MMH can be used within regional mixed-use centers to augment more intense development.





# Discussion: Mapping where MMH applies



**Do these feel like the areas that should apply to the study?**

**What Missing Middle Types do you think are appropriate for each context?**

# Chapter 3: Analysis of Barriers

Do you think "What we've heard?" is accurately represented?

Tradeoffs – What are you comfortable with adjusting in zoning and what needs to stay?

\*If you only have 5 min, see page 50-51 and 60-61

DRAFT MEMO – July, 2023

## 3.1 What we've heard

Chapter 3 – Analysis of Barriers

The following analysis summarizes what was heard from stakeholder interviews from various community groups, the development and design community, affordable housing developers and providers, and renters.

The following summarizes outreach to date with various interest groups who are involved with housing development, finance, advocacy, and/or are community members with a vested interest in continuing to create an inclusive, livable Asheville. Group interviews with follow up surveys were used to gather input from interest groups. Renters were surveyed using a distributed list of over 2,500 renters. The survey was also advertised via the project website and public workshop.

**Development and Design Community**

■ **Opportunities.** There is a high demand for MMH type housing and many infill lots where MMH could work very well, especially in already walkable areas.

■ **Barriers/Concerns.** Currently, many MMH types require Council approval to adjust zoning to accommodate with then existing zoning constraints, which intimidates many smaller developers. In response, few of these types of projects attempted. Smaller developers often have access to capital that can cover high construction and land costs. Traditional and large-scale funding tools (LIHTC) are not economically feasible for small projects. Topography constraints and building code add cost which is difficult to spread out over fewer units.

**Asheville Neighborhood Associations, Representatives and Leaders**

■ **Opportunities.** There is a demand for more attainable housing types, home-ownership, place-keeping, aging in place.

■ **Barriers/Concerns.** There is a need for calibrated zoning to address the differences between each neighborhood and the needs. This process needs sensitivity to overcome zoning and policy wrongs. Renewal by making surveys are done through a transparent inclusive process.

There needs to be an effort to make sure new construction is benefiting the community and existing residents. There are strong concerns for the need to curb short-term rental and investors buying all properties to slow down gentrification and prevent further displacement. Interest was voiced for solutions for homeownership regardless of AMI or immigration status. There is also a concern for the growing pressure for existing homeowners to sell their homes to make way for new development.

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DRAFT MEMO – July, 2023

## 3.3 Zoning Districts and Standards

Chapter 3 – Analysis of Barriers

The following analysis identifies which MMH Types are enabled by current Asheville Zoning Code

**Zoning Districts (Zones)**

The following analysis focuses on the four zones (RS-8, RM-6, RM-8, and RM-16) selected by the City for this study. The analysis identifies which MMH types are possible in each zone regarding density, lot area, lot width, parking minimums, height, and setback requirements.

**Residential Single-Family High Density (RS-8)**

This zone does not support MMH due to the combined barriers of density, lot area, parking, and allowed uses. Current density prevents any MMH type to be built beyond a small townhome.

**Density** The maximum allowed is 1 unit with an ADU per lot. This is a barrier as it prevents any form of multi-family development within the zone.

**Lot area.** The minimum requirement of 4,000 square feet does allow for detached MMH types but is not allowed by land use.

**Off-street Parking.** The minimum and maximum requirements for single-family homes (1-3 spaces per unit) and for multi-family (3 spaces per unit) are less than 100 feet wide. Many MMH types such as Duplexes, Townhouses, and Cottage Courts are usually considered single family, minimum parking requirements make these MMH types difficult to build.

**Off-street Parking** maximum required

**Allowed Uses.** 7. Single family, ADU. No accessory MMH.

**Recommendations** development zones, consider zones, coordinate with per lot to the street types lot to the zone minimum lot width needs of the zone. Consider allowing Fourplexes and 3.

**Residential Multi-District (RM-6)**

This zone supports contains the following density, minimum, parking requirements.

**Density** Density 7-10 4/5 (neighbor design standards number of built structure to 12

**Lot area.** The minimum lot size is 6,000 sq ft and the maximum lot size is 1000 sq ft required and is unworkable building scale for

**Off-street Parking** maximum required

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DRAFT MEMO – July, 2023

## 3.2 Comprehensive Plan

Chapter 3 – Analysis of Barriers

The following analysis identifies which MMH Types are encouraged or enabled by current policy and provides recommendations for addressing existing barriers to MMH.

The following analysis identifies which MMH Types are encouraged or enabled by current policy and provides recommendations for addressing existing barriers to MMH.

The 2018 Living Asheville Comprehensive Plan is divided into four books. These books provide specific policy direction, with some providing more discussion on other topics. With Book 3 (Physical Strategies and Land Use) the Plan identified housing opportunities specific to three growth areas, as well as five different regions of Asheville.

**Growth Area #2 Innovation Districts**

■ **Opportunities.** Encourages mixed-use hubs and establishes the River Arts District and Haywood Road's Form-Based Code. MMH could work very well here especially along Haywood Road.

■ **Barriers/Concerns.** It is not clear if the River Arts District and Haywood Road's Form-Based Code has been effective or well received.

■ **Recommendation 2.2.** Confirm if the Infill River Arts District and Haywood Road's Form-Based Code has been applied. Depending on the intended physical scale of new development, clarify where MMH are intended.

**Growth Area #3 Transit-Supportive Centers & Corridors**

■ **Opportunities.** Many areas in the plan could work very well here as a mixed-use hub.

■ **Barriers/Concerns.** Although MMH could work well here by establishing a medium-density zoning district it doesn't explicitly identify MMH as an implementation.

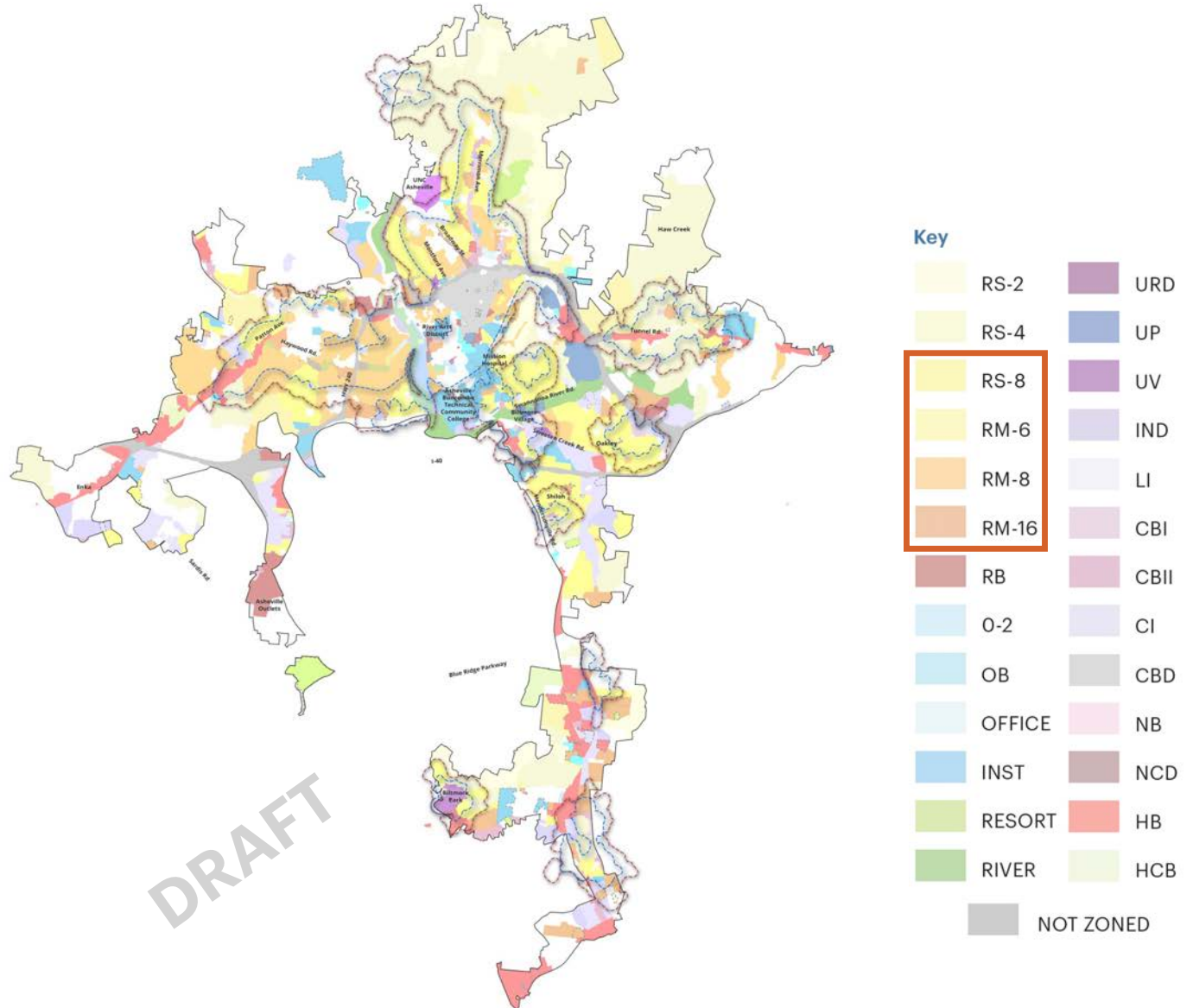
■ **Recommendation 2.1.** Confirm if the direction to establish a medium density zoning district has occurred and if not, it is to occur. If not to occur, depending on the intended physical scale of new development, clarify where MMH and Upper MMH are intended.

52 MMH Scan™ Analysis • Definition of Barriers to Missing Middle Housing Asheville, NC | July 27, 2023

# Zoning Barriers Assessed for MMH ready locations

**Focusing on zones that apply within areas that MMH already exists and/or are walkable**

**Realign zones to allow what you want to encourage**





# Identifying Barriers

Plans, policy, and zoning well-intended, but falling short of enabling MMH

Overcoming barriers means thinking through tradeoffs

What zoning regulations can we change in order to enable more housing?

- Key
-  Enables All MMH Types
  -  Barrier to 3 or fewer MMH Types
  -  Barrier to 4 or more MMH Types
  -  Unclear/Potential Barrier
  -  # of 9) Standard enables "#"

Summary of Regulatory Barriers for Housing in Asheville				
Development Standards				
	RS-8	RM-6	RM-8	RM-16
Density Maximum	 (1 of 9)	 (3 of 9)	 (3 of 9)	 (7 of 9)
Lot Area Minimum		 (7 of 9)		
Lot Width Minimum				
Setbacks Minimum				
Front Setback				
Side Setback				
Rear Setback				
Lot Coverage Maximum				
Open Space Minimum				
Building Height Maximum			 Potential out of scale buildings	 Potential out of scale buildings
Permitted Residential Uses (MMH Types)	 (0 of 9)	 (2 of 9)	 Enables some multifamily <sup>1</sup>	
Min. Parking Spaces per Unit	 Too high <sup>2</sup>	 Too high <sup>2</sup>	 Too high <sup>2</sup>	 Too high <sup>2</sup>
Min. Driveway Width				

# Top Zoning Regulatory Barriers

## Allowed Uses

RS zones only allow single family

Multifamily use does not distinguish between MMH types and large apartment buildings, (but are subject to Neighborhood Scale MF Design standards)

## Multifamily Design Standards

Limits 12 units per structure

Requires certain design standards such as 1 entry per street, which do not fit MMH types

## Lot Size, width, and footprint

Current standards not calibrated to encourage a variety of MMH types.

For example, lot size minimums. increase with more units, thus encouraging larger units.

## Entitlements

Current process does not distinguish between MMH types and large-scale apartment building, putting undue fees and processes on smaller developments



# Other Notable Regulatory Barriers

## **Cottage Standards**

Current standards do not regulate placement of cottage units around a central green. Results in parking courts with little place-making

## **Limited Multifamily Zoned locations**

Few locations within the City are mapped for Multifamily. Currently MF is occurring in locations mapped as RS zones

## **Parking & Access**

Parking minimums create barriers to development through added cost of parking infrastructure. Street frontage and access drive requirements add significant costs and difficulty.

## **Landscape Buffers**

Buffers between RS and RM zones is currently limiting for narrow to small lots

# Discussion: Zoning Barriers

**Reduce parking requirements**

**Allow more housing types into existing RS zones**

**Allow more height in some areas**

**Allow more than one structure on a lot**



**What zoning tradeoffs are acceptable to enable housing?**

# Next Steps

**Review Memo and Provide  
Feedback by 8/10**

**Attend August 4<sup>th</sup> Workshop**

**Share Renter's Survey**

***Questions to keep in mind***

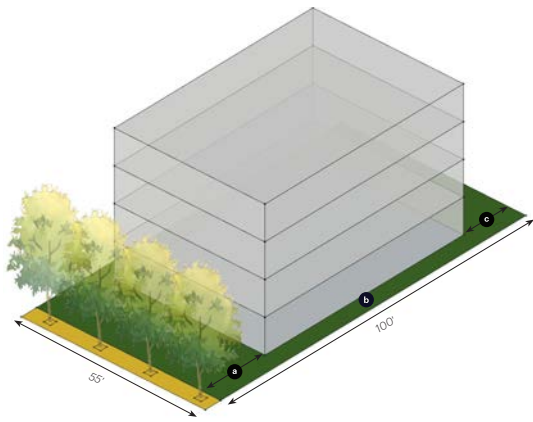
**What is the Need?**

**Who is it serving?**

# Graphically test zoning code: 3 steps

## R-M2 Zone - Development Standards

### Max. Envelope per Existing Standards



**Left:** The diagram illustrates the R-M2 zone's maximum development envelope.

- Key**  
**Setbacks**  
 a Front = 20'  
 b Side = 5' (min. 15' for multifamily)  
 c Rear = 15'

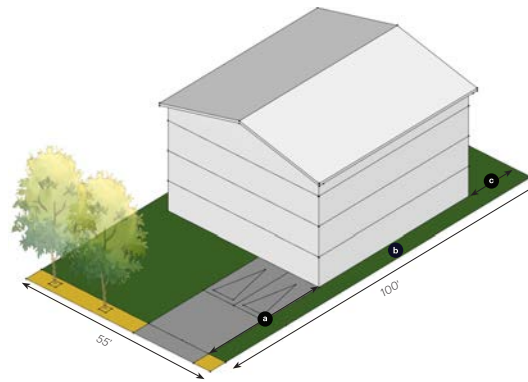
**Below:** Example of 55' x 100' lot and existing development.

R-M2 Zone, 55' x 100' Lot Size Max. Envelope per Existing Standards	
<b>Building Form</b>	
Lot Area	5,500 sf
Max. Height	40'
Max. Lot Coverage	40%
<b>Parking</b>	
Min. Parking Spaces	2 per unit for single family; 1.5 per unit for multifamily
<b>Density</b>	
Max. Allowed Density	20 du/ acre



## R-M2 Zone - Allowed

### Max. Potential Development per Existing Standards



**Right:** The diagram illustrates what type of development and form are possible after applying all standards.

**\*Note:** After applying the minimum side setbacks for multifamily buildings, the resulting building is 25' wide, significantly limiting the development of the site to essentially a townhouse.

- Key**  
**Setbacks**  
 a Front = 36'  
 b Side = 5' (min. 15' for multifamily)  
 c Rear = 15'

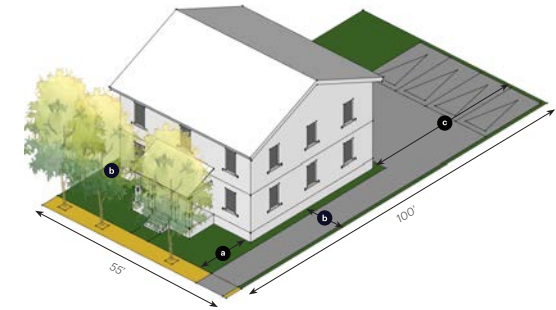
**Note:** Although the building complies with the zone standards, the resulting building is out of scale with the neighboring buildings and does not contribute to a streetscape of building facades.

R-M2 Zone, 55' x 100' Lot Size Allowable Development per Existing Standards	
<b>Building Form</b>	
Resultant Footprint	2,200 sf
Resultant Height/ Stories	35'/ 3
Resultant Lot Coverage	40%
<b>Parking</b>	
Min. Spaces Required	2
<b>Density</b>	
Number of Units	1*
Resultant Density	8 du/ acre



## R-M2 Zone - Missing Middle

### Option 01 - Fourplex



**Left:** The diagram illustrates how a fourplex can fit on the lot while fitting in the pattern of buildings in the area.

- Key**  
**Setbacks**  
 a Front = 15'  
 b Side = 5' (left), 11' (right)  
 c Rear = 45'

**Below:** The fourplex provides a small front yard and a building footprint smaller than what the R-M2 zone allows.

R-M2 Zone, 55' x 100' Lot Size Missing Middle Option 01	
<b>Building Form</b>	
Resultant Footprint	1,560 sf
Resultant Height/ Stories	32'/ 2
Resultant Lot Coverage	28%
<b>Parking</b>	
Spaces Required	4
<b>Density</b>	
Number of Units	4
Resultant Density	32 du/ acre



Max building envelope

What regs actually allow/encourage

Ideally what allow: Reverse engineer

# Displacement Risk Assessment Explained

**Displacement Vulnerability:** Where might residents be at risk for displacement if middle housing is encouraged through policy changes?

**Demographic and Market Change:** Where are market pressures increasing and demographic changes happening?

**Middle Housing Opportunity:** What areas have existing infrastructure or surrounding land uses that are opportunities for middle housing?

**Anti-Displacement Strategies:** Which anti-displacement strategies are most appropriate in a particular area based on the vulnerability, change, and middle housing opportunity?





# Questions and Discussion

