

**Prairie Village Ad Hoc Housing Committee Meeting Agenda**  
**April 7, 2022**  
**4:00 p.m. – 5:30 p.m.**  
**Multi-Purpose Room – City Hall**

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- I. Opening Remarks and Introductions
- II. Approval of minutes from March 10, 2022
- III. Review and finalize draft recommendations

**City of Prairie Village  
Ad Hoc Housing Committee Meeting Minutes  
March 10, 2022  
4:00 p.m. via Zoom**

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**Opening Remarks & Introductions**

Chairs Jon Birkel and Ian Graves welcomed everyone to the meeting. Committee members Ron Nelson, Mary Rimann, Bonnie Limbird and Colin Groves were present. Mayor Mikkelson, Deputy City Administrator Jamie Robichaud, and City Planning Consultant Chris Brewster were also present in their advisory capacity.

**Approval of Minutes from December 8, 2021 and February 10, 2022**

Jon Birkel moved to approve the minutes from December 8, 2021 and February 10, 2022. Bonnie Limbird seconded. The motion passed unanimously.

**Presentation on Zoning from Planning Consultant Chris Brewster**

City Planning Consultant Chris Brewster was asked to provide a presentation to the committee on how the current strategies to address housing attainability in Prairie Village that the committee is discussing relate to the current zoning regulations. Mr. Brewster provided this overview and made some recommendations on amendments to the zoning regulations that would be needed in order to utilize the strategies being discussed by the Housing Committee. Mr. Brewster further explained that any of these regulation changes would need to be further defined through an update to the City's zoning map in order to specifically identify the best locations for missing-middle housing. Mr. Brewster recommended the following strategies:

- Promote and remove impediments to Accessory Dwelling Units in R-1A and R-1B districts
- Consider other "neighborhood-scale" housing options in R-1A and R-1B, such as small-lot detached houses; courtyard patterns, and multi-unit houses
- Improve the R-2 district for wider range of small-scale, multi-unit types, such as smaller lot duplexes, 3-and 4-plex "multi-unit" houses, and row houses (small lot)
- Refine the R-3 district standard to focus less on "density" and more on building scale/form, to include provisions for small apartments, medium apartments, and large apartments
- Improve the R-4 district for a wider range of higher-density, multi-unit types
- Promote mix of housing options and appropriate building types in C-O and C-1 districts.
- Improve expectations in the MXD district by establishing missing middle building type standards as the default district standards.
- Update the City's zoning map to identify the most appropriate locations for missing middle housing

Bonnie Limbird asked for clarification on what the process would look like for amending the zoning regulations and the opportunities for public input. Jamie Robichaud explained that if the committee moves forward with recommending to the City Council to work on an update to the City's zoning regulations, the following steps would need to occur before the zoning regulation changes would be adopted:

- 1) The City Council would need to vote to approve the housing committee's recommendations and direct staff to begin the process to develop updates per the recommendations.
- 2) Staff would begin drafting the zoning regulation amendments and hold multiple meetings with the Planning Commission accessible to the public to review and refine.
- 3) Once the Planning Commission finalizes the draft zoning amendments, staff would bring back an update to the City Council for further review and input by the City Council in a public meeting.
- 4) Once the City Council is comfortable with the proposed changes and has an opportunity to weigh in, staff would schedule public meetings and publish an online survey to collect resident input and feedback. The public input meetings will be publicized on our website, social media, and in the Village Voice.
- 5) Staff will finalize the recommended changes based on the feedback from residents, planning commission and city council and may bring back an additional update to the Council on feedback received.
- 6) Staff will then set the date of the public hearing for consideration by the Planning Commission. Notice of the public hearing will be posted on the City's website and social media as well as in the Legal Record.
- 7) The Planning Commission will hold a public hearing no less than 20 days after notice is issued. Residents will have the opportunity to speak at the public hearing on the proposed changes.
- 8) The Planning Commission will then vote to make a recommendation to approve or deny the revisions to the zoning regulations.
- 9) The Planning Commission's recommendation will then go to the City Council for final approval following a 14 day protest period.
- 10) The City Council will then take the final vote in a public meeting on whether or not to adopted the revisions to the zoning regulations.

Jamie Robichaud explained that once the committee makes its recommendations, it will likely be another 4-6 month process to go through the steps above and ensure there are opportunities to collect feedback and input along the way.

The Committee agreed to move forward with a recommendation to amend the zoning regulations as outlined in Chris Brewster's presentation. The committee agreed to finalize their other recommendations at their next meeting, and Jamie Robichaud said that she would provide a draft of the recommendations for review and input at the next meeting. The next meeting was scheduled for April 7 at 4 p.m.

The meeting adjourned at 5:17 p.m.

## **Draft Housing Committee Recommendations – As of March 2022 Meeting**

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- 1. Amend the City’s zoning regulations to allow quality, attainable housing, especially missing middle housing by-right in more zoning districts in the following ways:**
  - Promote and remove impediments to Accessory Dwelling Units in R-1A and R-1B districts
  - Consider other “neighborhood-scale” housing options in R-1A and R-1B, such as:
    - Small-lot detached houses
    - Courtyard patterns
    - Multi-unit houses
  - Improve the R-2 district for wider range of small-scale, multi-unit types, such as:
    - Smaller lot duplexes
    - 3-and 4-plex “multi-unit” houses
    - Row houses (small lot)
  - Refine the R-3 district standard to focus less on “density” and more on building scale/form, to include provisions for small apartments, medium apartments, and large apartments
  - Improve the R-4 district for a wider range of higher-density, multi-unit types, such as:
    - Small lot detached houses (lot scale and courtyard patterns)
    - Row houses – small/large lots
    - Apartments (small/medium)
  - Promote mix of housing options and appropriate building types in C-O and C-1 districts.
  - Improve expectations in the MXD district by establishing missing middle building type standards as the default district standards.
  - Update the City’s zoning map to identify the most appropriate locations for missing middle housing
- 2. Support the rehabilitation of the existing housing stock to preserve existing attainable housing in the following ways:**
  - Expand existing grant programs and adopt new grant programs to incentivize the preservation and rehabilitation of the existing housing stock.
  - Develop an “opportunity to purchase” policy, which requires owners to notify tenants of intent to sell and provide them an opportunity to purchase with the right of first refusal
  - Work with MARC to adopt Communities for All Ages and promote Universal Design Standards
- 3. Ensure the City continues to participate in regional initiatives regarding housing attainability.**



Housing Committee Prioritization Exercise		
Priority by Ranking	Strategy	Score
1	Create or modify a redevelopment code and/or process to encourage residential reinvestment	21.14
2	Update zoning code to enable a greater variety of housing types with specific standards to address appropriate location, criteria, scale, and design; remove code uncertainties in the development process by reviewing zoning, infrastructure standards, and design recommendations to increase efficiencies during the development review phase to support diversity and affordability of housing types.	18.71
3	Support rehabilitation of existing housing stock, including expanding exterior grant program.	17.86
4	Encourage and incentivize the development of missing middle housing types by amending ordinances to allow blended densities and encourage developers to create residential products in a range of sizes for a range of income levels.	16.29
5	Encourage more sustainable neighborhoods through smart planning principles that encourage density near commercial activity centers, promote walkability, and integrate green spaces.	16.14
6	Amend zoning regulations to allow for Accessory Dwelling Units (ADUs)	16
7	Amend zoning regulations to allow quality, attainable housing, especially missing middle housing by-right in more zoning districts, thereby eliminating the need to rezone, reducing costs and risks associated with public hearings and City Council approval.	15.71
8	Facilitate the construction of infill housing by identifying infill sites and proactively planning ways to aid in site prep, infrastructure, up-sizing, and sharing risks in developing new market rate residential units and develop missing middle housing guidelines for neighborhood, corridors, or opportunity sites.	14.71
9	Promote "opportunity to Purchase" policies, which require owners to notify tenants of intent to sell and provide them (or an approved third party) an opportunity to purchase.	13.86
10	Partner with a developer or non-profit on rehabilitation of houses instead of teardown/rebuild through City incentives	13.86
11	Develop a missing middle housing handbook that covers zoning, site selection, design, entitlement, and provides a template to help developers align housing proposals with a City's comprehensive plan goals and targeted housing needs, increasing the chance of site plan approval.	13.14
12	Facilitate adaptation of existing homes and construction of new units that accommodate people of all ages and abilities throughout their lifespan by adopting Communities for All Ages and Universal Design standards.	13.14
13	Consider expanding a tax abatement program to ease burden of increased taxes caused by rapid investment.	12.29
14	Support incentives and partnerships to address quality of life issues, including wrap-around services that create or provide access to health and wellness spaces and activities.	11.57
15	Convene housing funders and other stakeholders to identify attainable housing financing gaps.	11.57
16	Utilize partnerships with access to additional funding to build affordable housing, buy and rehabilitate low-quality homes, and sell them at attainable cost, including the creation of a housing trust fund, community land trust, exploring new financing strategies such as special benefit districts and revenue bonds, promote the Low-income Housing Tax Credit, providing flexible HOME investment partnership program dollars, and establishing incentive policies regarding affordable housing development.	11.14
17	Reduce overall household expenses near employment centers with transportation options	10.14
18	Ensure Black, Indigenous, People of Color (BIPOC) developers, contractors, and service providers benefit from government housing investments and non-profit programs.	9.57
19	Modify parking requirements and expand shared parking opportunities.	9.29
20	Expand utility assistance program resources and reach	9.14
21	Waive or reduce development fees and charges for housing developments that include a targeted percentage of affordable housing units integrated into the development.	8.43
22	Encourage employers to offer a program to provide additional housing services and resources and reduced rent on market rate rental housing	6.86
23	Expand the benefits of homeownership to more people. Create a "Homeownership University" that teaches the nuts and bolts of working with real estate agents, choosing an affordable mortgage, accessing down payment and closing cost assistance, as well as budgeting, planning, record keeping, home repair, and taxes.	5.86
24	Provide more education and communication on down payment assistance programs.	3.57

## Step 1:

Review strategies in relation to the zoning ordinance.

X

Strategy no related to zoning

★

Primarily outside zoning, but may require some zoning adjustments

★ ★

Zoning issue, but will rely on outside coordinating policies

★ ★ ★

Primarily a zoning issue, with only limited outside coordinated policy issues

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## Step 2:

Group common or similar strategies.

- Promote ADUs
- Review R-1A and R-B Standards
- Improve R-2 district for wider range of small-scale “missing middle”
- Refine R-3 district for more smaller-scale apartments
- Improve R-4 district for a wider range of higher-density “missing middle”



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## Step 3:

Analyze the ordinance for common strategies most affected by the zoning standards.

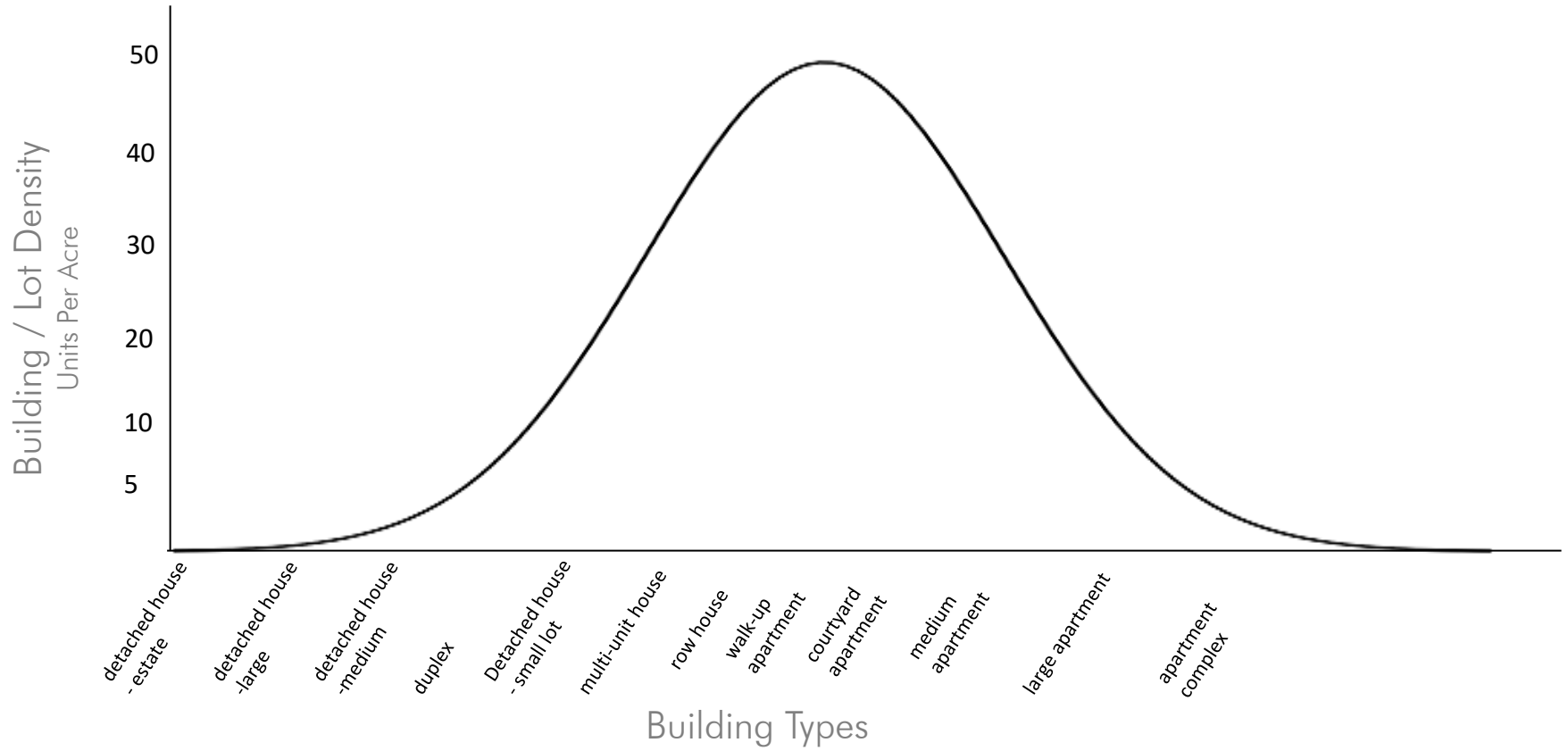
PRAIRIE VILLAGE HOUSING TYPE AND ZONING ANALYSIS								
"MISSING MIDDLE BUILDING TYPES"		DWELLING UNITS		ZONING DISTRICTS				
Type	Lot Size	Principal	Accessory	R-1A	R-1B	R-2	R-3	R-4
Accessory Dwelling <i>[see other lots]</i>	[see below]	x	1-3	<input checked="" type="checkbox"/> limited	<input checked="" type="checkbox"/> limited	x	x	x
Detached House <i>Compact Lot</i>	1.5K (Courtyard)	1	n/a	x	x	x	x	x
Detached House <i>Small Lot</i>	3K	1	n/a	x	x	x	x	x
Detached House <i>Medium Lot</i>	6K	1	1	x	<input checked="" type="checkbox"/>	?	?	?
Detached House <i>Large Lot</i>	10K	1	1-2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	?	?	?
Detached House <i>Estate Lot</i>	20K+	1	1-3	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	?	?	?
Multi-Unit House <i>Small</i>	3K – 6K; 2K / Unit	2 - 3	1	x	x	x	x	x
Multi-unit house <i>Large</i>	6K – 12K; 3k / unit	2 - 4	1 - 2			<input checked="" type="checkbox"/> limited	?	<input checked="" type="checkbox"/> limited
Row House <i>Small</i>	1.2K – 2K / Unit	3 - 8	n/a			x	x	x
Row House <i>Large</i>	2K -3K / Unit	3 - 6	1			x	x	<input checked="" type="checkbox"/> limited
Apartment <i>Small</i>	6K – 10K	3 - 8	n/a			x	x	x
Apartment <i>Medium</i>	10K – 20K	9 - 24	n/a			x	x	x
Apartment <i>Large</i>	20K – 40K	25 - 50	n/a			x	x	x
Apartment <i>Complex / Mixed Use</i>	40K +	25+	n/a			x	<input checked="" type="checkbox"/>	x

\* Building type prototypes are approximate and can be refined with further analysis of the context, planning goals, and particular building type

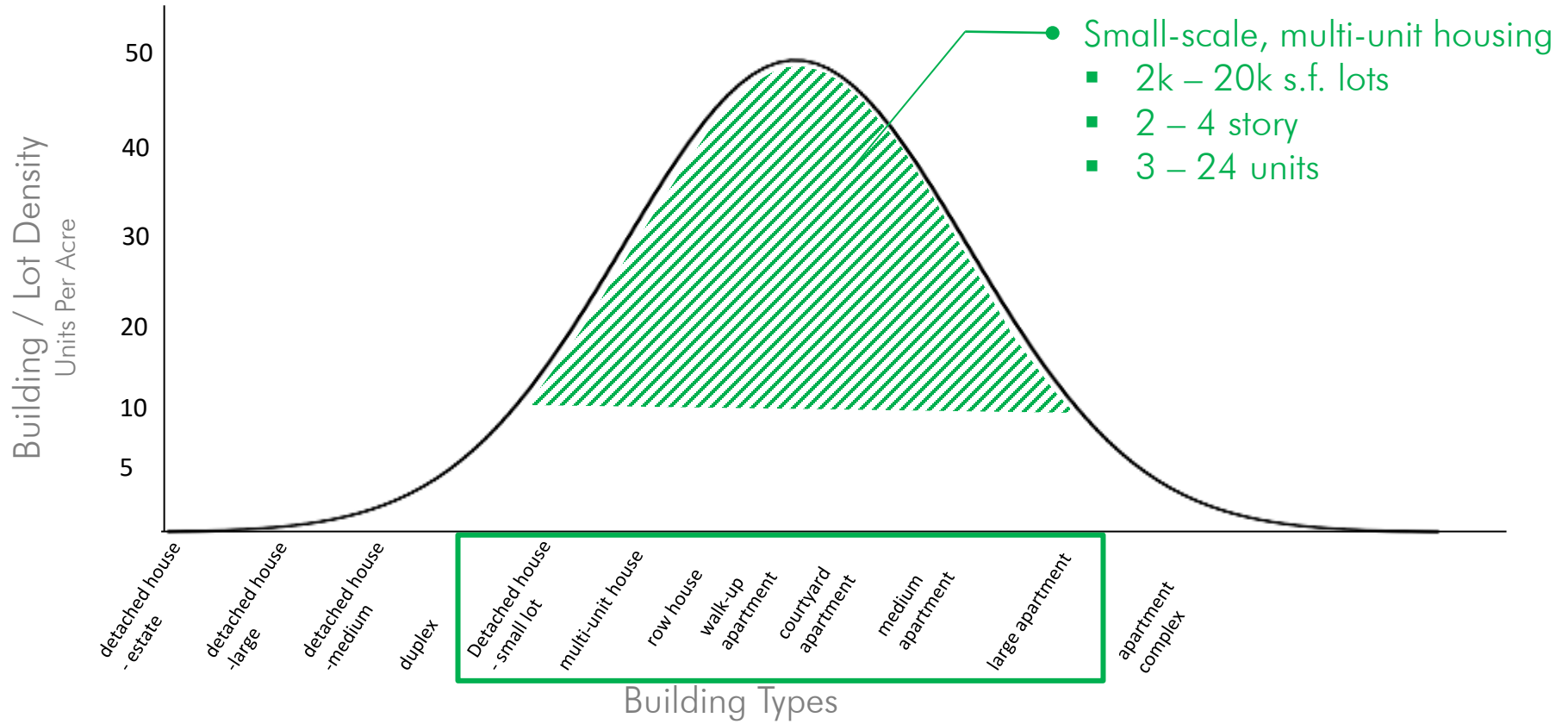
1. Promote and remove impediments to Accessory Dwelling Units in R-1A and R-1B districts
2. Consider other “neighborhood-scale” housing options in R-1A and R-1B:
  - Small-lot detached houses
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  - Multi-unit houses.
3. Improve the R-2 district for wider range of small-scale, multi unit types:
  - Smaller lot duplexes
  - 3- and 4-plex “multi-unit” houses
  - Row houses (small lot)
4. Refine the R-3 district standard to focus less on “density” and more on building scale / form
  - Small apartment
  - Medium apartment
  - Large apartment
5. Improve the R-4 district for a wider range of higher-density, multi-unit types.
  - Small lot detached houses (lot scale and courtyard pattern)
  - Row houses – small/large lots
  - Apartments (small / medium)
6. Promote mix of housing options and appropriate building types in C-O and C-1 districts.
7. Improve expectations in the MXD district by establishing missing middle building type standards as the default district standards.

Note: Most strategies will rely on future rezoning to implement since 90% - 95% of the city is currently zoned R-1A or R-1B

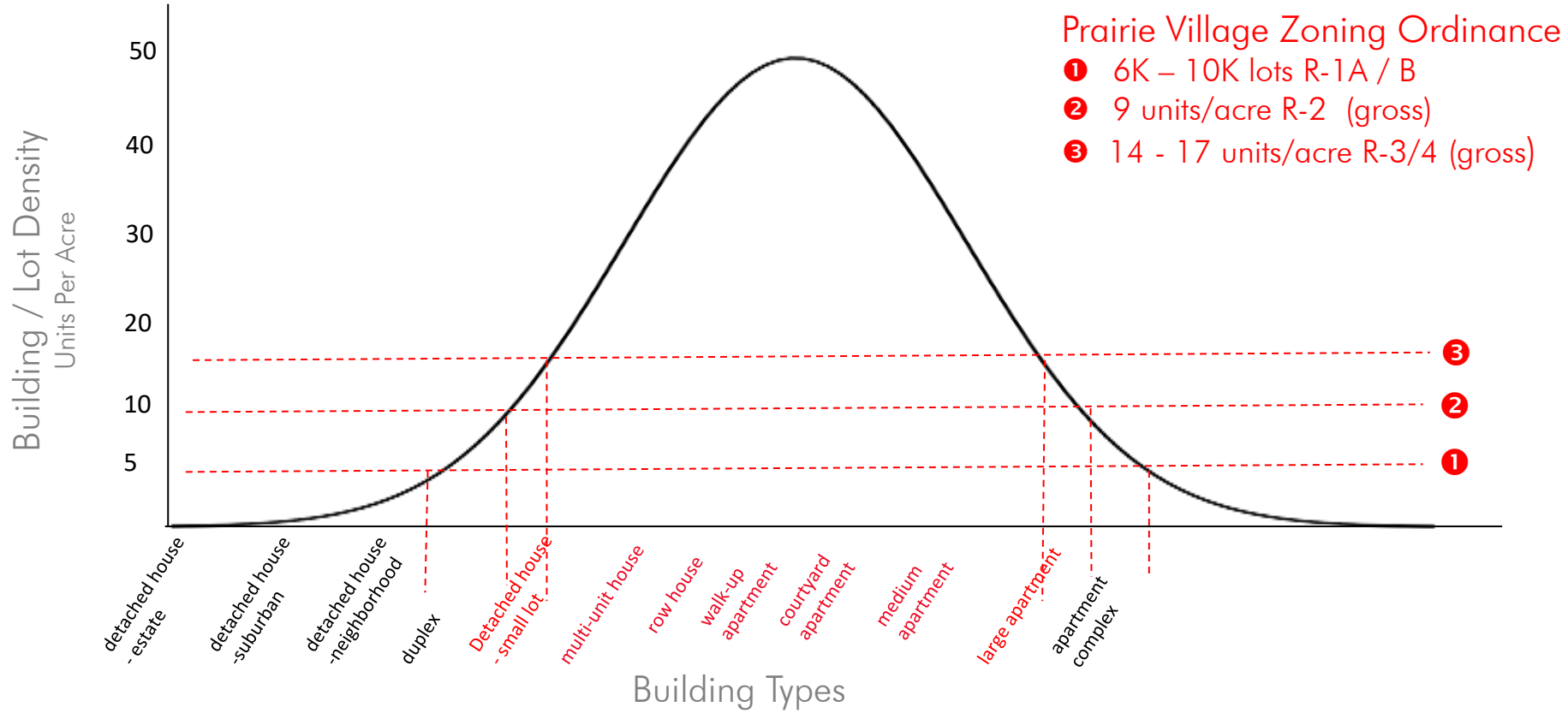
# MISSING MIDDLE & DENSITY



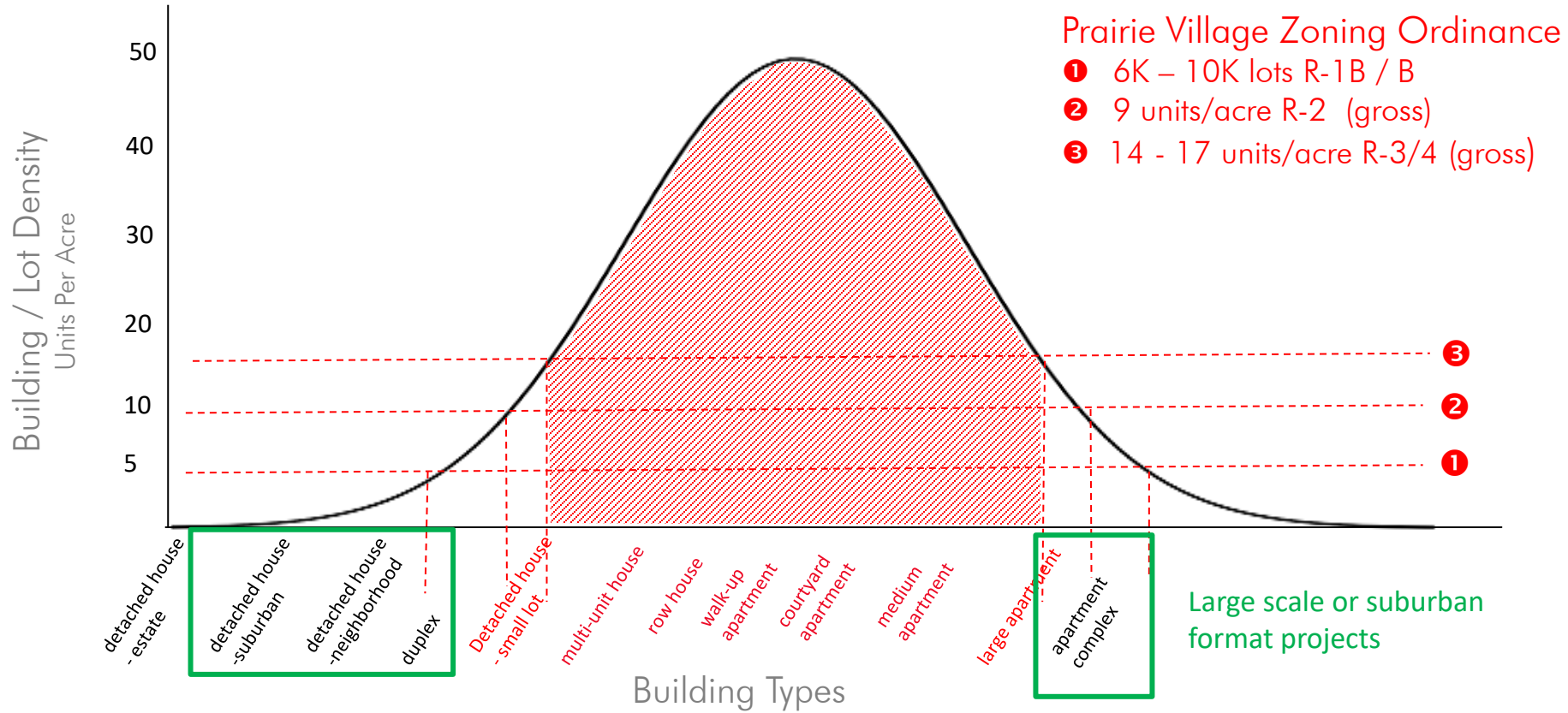
# MISSING MIDDLE & DENSITY



# MISSING MIDDLE & DENSITY



# MISSING MIDDLE & DENSITY



# BUILDING TYPE APPROACH



Detached House



Accessory Dwelling Unit



Duplex



Multi-unit House



Row House



Small / Medium Apartment



Large / Garden Apartment



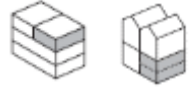
Mixed Use

# BUILDING TYPE APPROACH

- Detached House (1 unit)
- Detached House w/ ADU (2 + units)
- Duplex / Multi-unit House (2 -4 units)
- Row House (3 - 8 units)
- Small Apartment (3 - 8 units)
- Medium Apartment (9 - 24 units)
- Large Apartment (24+ based on project / lot size)
- Garden Apartment / Complex (multi-units based on project / lot size)
- Mixed-use



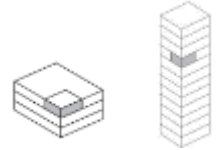
detached house



small apartment



accessory unit



medium/large apartment



duplex



garden apartment (complex)



multi-unit house



row house



mixed-use

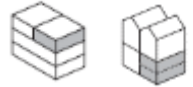


## Typical Impediments

- Density requirements – minimum lot sizes / no maximums
- Lot coverage standards that prevent compact, walkable formats
- Building height limits
- Parking requirements
- Setbacks
- Lack of design / form standards for specific, desired outcomes



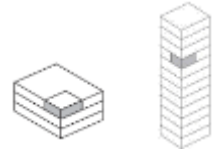
detached house



small apartment



accessory unit



medium/large apartment



duplex



garden apartment (complex)



multi-unit house

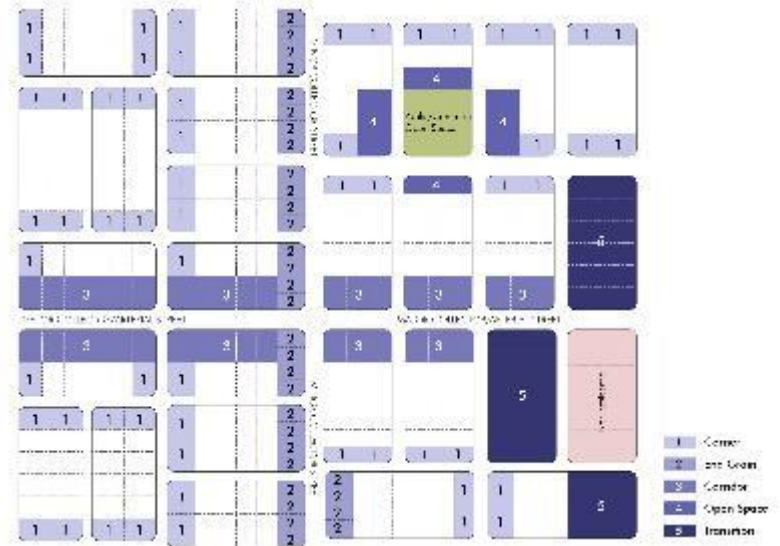
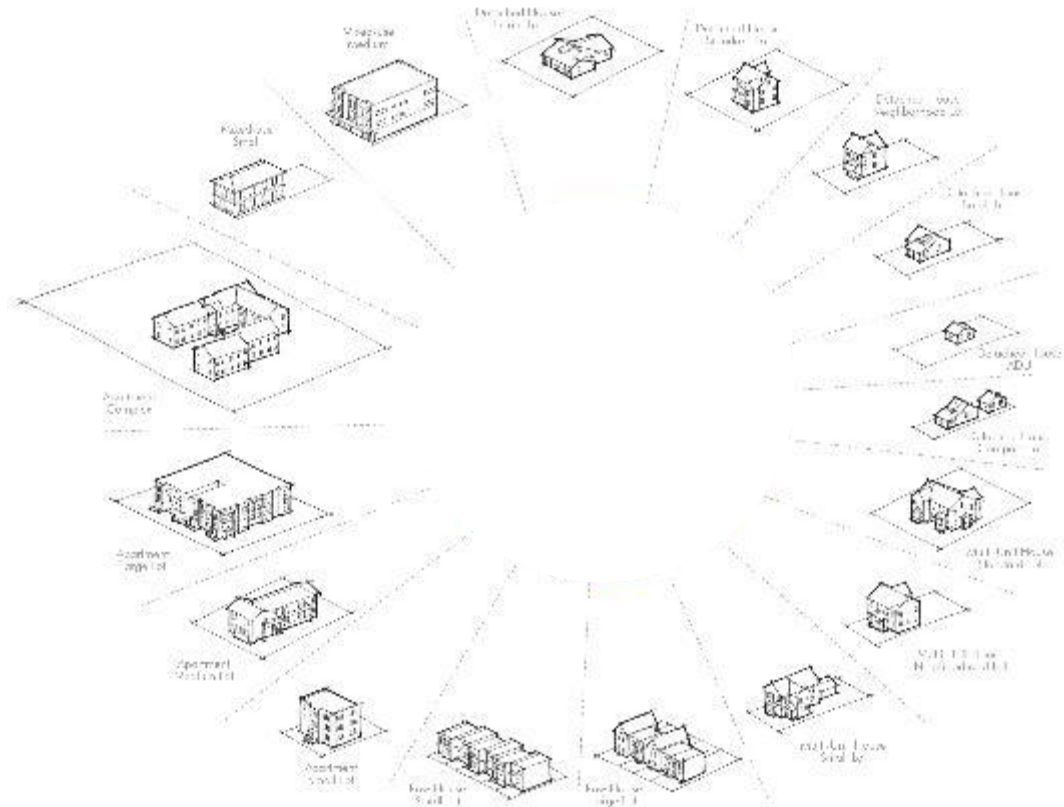


row house



mixed-use

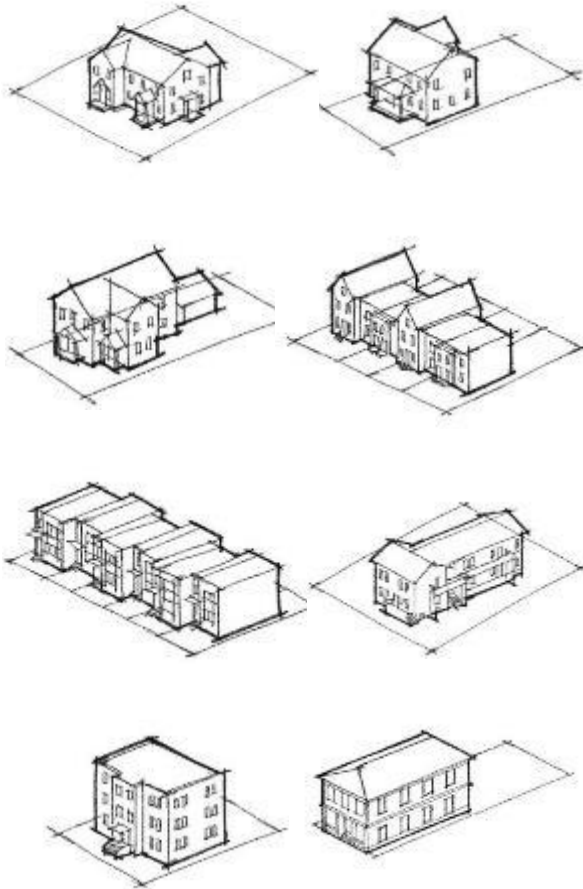
# MISSING MIDDLE & DENSITY



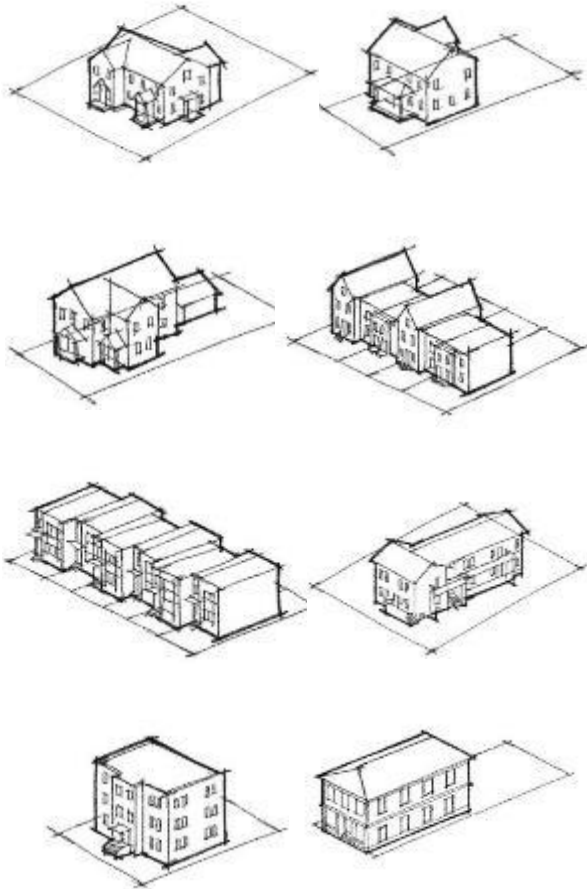
# MISSING MIDDLE & DENSITY

PRAIRIE VILLAGE HOUSING TYPE AND ZONING ANALYSIS								
"MISSING MIDDLE BUILDING TYPES"		DWELLING UNITS		ZONING DISTRICTS				
Type	Lot Size	Principal	Accessory	R-1A	R-1B	R-2	R-3	R-4
Accessory Dwelling <i>[see other lots]</i>	[see below]	x	1-3	<input checked="" type="checkbox"/> limited	<input checked="" type="checkbox"/> limited	x	x	x
Detached House <i>Compact Lot</i>	1.5K (Courtyard)	1	n/a	x	x	x	x	x
Detached House <i>Small Lot</i>	3K	1	n/a	x	x	x	x	x
Detached House <i>Medium Lot</i>	6K	1	1	x	<input checked="" type="checkbox"/>	?	?	?
Detached House <i>Large Lot</i>	10K	1	1-2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	?	?	?
Detached House <i>Estate Lot</i>	20K+	1	1-3	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	?	?	?
Multi-Unit House <i>Small</i>	3K – 6K; 2K / Unit	2 - 3	1	x	x	x	x	x
Multi-unit house <i>Large</i>	6K – 12K; 3k / unit	2 - 4	1 - 2			<input checked="" type="checkbox"/> limited	?	<input checked="" type="checkbox"/> limited
Row House <i>Small</i>	1.2K – 2K / Unit	3 - 8	n/a			x	x	x
Row House <i>Large</i>	2K -3K / Unit	3 - 6	1			x	x	<input checked="" type="checkbox"/> limited
Apartment <i>Small</i>	6K – 10K	3 - 8	n/a			x	x	x
Apartment <i>Medium</i>	10K – 20K	9 - 24	n/a			x	x	x
Apartment <i>Large</i>	20K – 40K	25 - 50	n/a			x	x	x
Apartment <i>Complex / Mixed Use</i>	40K +	25+	n/a			x	<input checked="" type="checkbox"/>	x

\* Building type prototypes are approximate and can be refined with further analysis of the context, planning goals, and particular building type



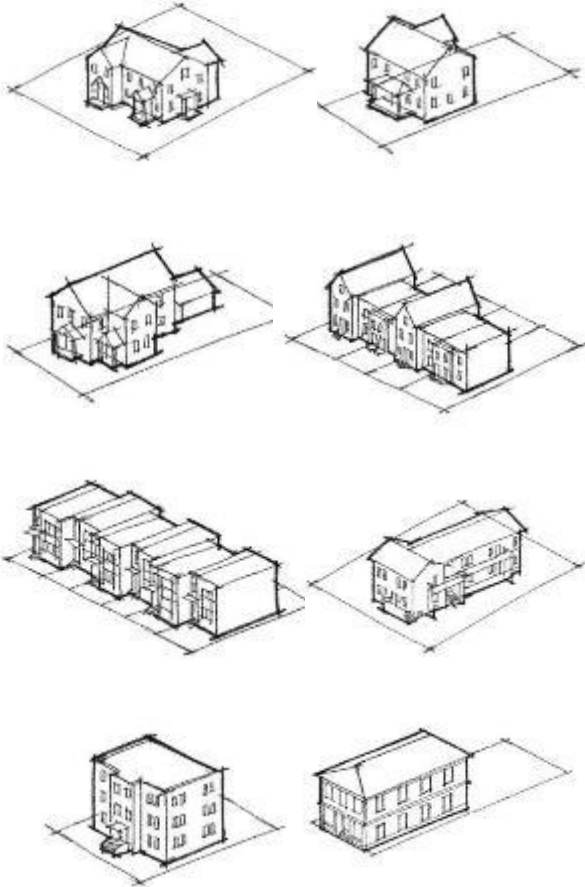
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Detached House <i>Large Lot</i>	10K	1	1-2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	?	?	?
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Multi-Unit House <i>Small</i>	3K – 6K; 2K / Unit	2 - 3	1	x	x	x	x	x
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Row House <i>Small</i>	1.2K – 2K / Unit	3 - 8	n/a			x	x	x
Row House <i>Large</i>	2K -3K / Unit	3 - 6	1			x	x	<input checked="" type="checkbox"/> limited
Apartment <i>Small</i>	6K – 10K	3 - 8	n/a			x	x	x
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Apartment <i>Large</i>	20K – 40K	25 - 50	n/a			x	x	x
Apartment <i>Complex / Mixed Use</i>	40K +	25+	n/a			x	<input checked="" type="checkbox"/>	x

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# MISSING MIDDLE & DENSITY



PRAIRIE VILLAGE HOUSING TYPE AND ZONING ANALYSIS								
"MISSING MIDDLE BUILDING TYPES"		DWELLING UNITS		ZONING DISTRICTS				
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Detached House <i>Medium Lot</i>	6K	1	1	x	<input checked="" type="checkbox"/>	?	?	?
Detached House <i>Large Lot</i>	10K	1	1-2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	?	?	?
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Multi-Unit House <i>Small</i>	3K – 6K; 2K / Unit	2 - 3	1	x	x	x	x	x
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Apartment <i>Small</i>	6K – 10K	3 - 8	n/a			x	x	x
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Apartment <i>Large</i>	20K – 40K	25 - 50	n/a			x	x	x
Apartment <i>Complex / Mixed Use</i>	40K +	25+	n/a			x	<input checked="" type="checkbox"/>	x

\* Building type prototypes are approximate and can be refined with further analysis of the context, planning goals, and particular building type

1. Promote and remove impediments to Accessory Dwelling Units in R-1A and R-1B districts
2. Consider other “neighborhood-scale” housing options in R-1A and R-1B:
  - Small-lot detached houses
  - Courtyard patterns
  - Multi-unit houses.
3. Improve the R-2 district for wider range of small-scale, multi unit types:
  - Smaller lot duplexes
  - 3- and 4-plex “multi-unit” houses
  - Row houses (small lot)
4. Refine the R-3 district standard to focus less on “density” and more on building scale / form
  - Small apartment
  - Medium apartment
  - Large apartment
5. Improve the R-4 district for a wider range of higher-density, multi-unit types.
  - Small lot detached houses (lot scale and courtyard pattern)
  - Row houses – small/large lots
  - Apartments (small / medium)
6. Promote mix of housing options and appropriate building types in C-O and C-1 districts.
7. Improve expectations in the MXD district by establishing missing middle building type standards as the default district standards.

Note: Most strategies will rely on future rezoning to implement since 90% - 95% of the city is currently zoned R-1A or R-1B



## PV Residential Development Worksheet

The following analysis is based on the Prairie Village Housing Committee prioritization exercise. It compares some of the prioritized strategies to the zoning ordinance using a range of different housing types

This table is a comparison of typical missing middle housing building types, including lot sizes and unit yield, with a comparison to which zoning districts in the Prairie Village Zoning ordinance would accommodate them.

PRAIRIE VILLAGE HOUSING TYPE AND ZONING ANALYSIS								
"MISSING MIDDLE BUILDING TYPES"		DWELLING UNITS		ZONING DISTRICTS				
Type	Lot Size	Principal	Accessory	R-1A	R-1B	R-2	R-3	R-4
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<b>Detached House</b> <i>Compact Lot</i>	1.5K (Courtyard)	1	n/a	x	x	x	x	x
<b>Detached House</b> <i>Small Lot</i>	3K	1	n/a	x	x	x	x	x
<b>Detached House</b> <i>Medium Lot</i>	6K	1	1	x	<input checked="" type="checkbox"/>	?	?	?
<b>Detached House</b> <i>Large Lot</i>	10K	1	1-2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	?	?	?
<b>Detached House</b> <i>Estate Lot</i>	20K+	1	1-3	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	?	?	?
<b>Multi-Unit House</b> <i>Small</i>	3K – 6K; 2K / Unit	2 - 3	1	x	x	x	x	x
<b>Multi-unit house</b> <i>Large</i>	6K – 12K; 3k / unit	2 - 4	1 - 2			<input checked="" type="checkbox"/> limited	?	<input checked="" type="checkbox"/> limited
<b>Row House</b> <i>Small</i>	1.2K – 2K / Unit	3 - 8	n/a			x	x	x
<b>Row House</b> <i>Large</i>	2K -3K / Unit	3 - 6	1			x	x	<input checked="" type="checkbox"/> limited
<b>Apartment</b> <i>Small</i>	6K – 10K	3 - 8	n/a			x	x	x
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<b>Apartment</b> <i>Large</i>	20K – 40K	25 - 50	n/a			x	x	x
<b>Apartment</b> <i>Complex / Mixed Use</i>	40K +	25+	n/a			x	<input checked="" type="checkbox"/>	x

\* Building type prototypes are approximate and can be refined with further analysis of the context, planning goals, and particular building type



This table summarizes the development standards of Prairie Village's 5 residential zoning districts

PRAIRIE VILLAGE EXISTING RESIDENTIAL STANDARDS									
Zoning District	Lot Standards			Setbacks				Building Height	Other Considerations
	Size	Width	Cover	F	S	SS	R		
R-1A	10K	80'	30% / 40%	30'	20% / 7'	15'	25'	35'	Parking – 2 per unit
R-1B	6K	60'	30% / 40%	30'	20% / 6'	15'	25'	29'	Parking – 2 per unit
R-2	9.6K	80'	30%	30'	18' / 7'	15'	25'	35'	Minimum dwelling size (1.1K) Parking – 2 per unit
R-3	2.5K / unit		20% / 30%	30'	10' 2-story 15' 2.5 story	15'	25'	35'	Parking – 2 per unit
R-4	3.5K / unit	150	30%	30'	10' 2-story 15' 2.5 story 0' common wall	15'	35'	35'	Parking – 2 per unit
C-O	Detached houses, duplexes, and apartments are allowed subject to the R-1A/B, R-2, and R-3 standards, respectively								
MXD	Intended for mix of residential and commercial, but relies on preliminary / final development plan review								

Other issues:

- Site plan approval for all buildings other than 1F and 2F
- Neighborhood Design Standards apply in R-1A and R-1B, but buildings that comply can go straight to permit.

### Impediments to housing options and strategies:

The current development standards present the following impediments to the Housing Committee strategies and typical formats of the different housing options the committee discussed:

- It is not clear what lesser housing types or “mix” of types permitted in R-2, R-3, and R-4 as the standards are geared to one particular type.
- “Accessory living quarters” very limited – occupancy / relation requirements; must be attached; recurring permits.
- The standards inadvertently push to larger scale buildings and projects due to minimum lot size standards (and no maximums) – particularly for the R-2 (duplexes) and R-3/4 (row house and apartment buildings).
- The per-unit lot size standards eliminate many of the missing middle building types – particularly in R-3 and R-4.
- The lot coverage standards eliminate more compact and walkable formats – particularly if small-scale, multi-unit projects will be promoted, or if accessory dwellings will be promoted with detached houses.
- The height limits prohibit some “neighborhood scale” housing types (3-4 story row house or small apartments) and larger-scale mixed-use / apartment projects (5+ stories)
- The C-O district is the only non-residential district that allows residential uses – whether it is residential building types or mixed-use buildings.
- The MXD district is intended for a range of uses and a variety of broader planning and urban design goals, but it has no specific development standards, few expectations, and relies on a complex and poorly defined development review process. This district has not been used.

**List of zoning approaches to consider:**

1. Promote and remove impediments to Accessory Dwelling Units in R-1A and R-1B districts.
2. Consider other “neighborhood-scale” housing options in R-1A and R-1B:
  - Small-lot detached houses
  - Courtyard patterns
  - Multi-unit houses.
3. Improve the R-2 district for wider range of small-scale, multi unit types:
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6. Promote mix of housing options and appropriate building types in C-O and C-1 districts.
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<b>Housing Committee Prioritization Exercise</b>		
<b>Priority by Ranking</b>	<b>Strategy</b>	<b>Score</b>
1	Create or modify a redevelopment code and/or process to encourage residential reinvestment	21.14
2	Update zoning code to enable a greater variety of housing types with specific standards to address appropriate location, criteria, scale, and design; remove code uncertainties in the development process by reviewing zoning, infrastructure standards, and design recommendations to increase efficiencies during the development review phase to support diversity and affordability of housing types.	18.71
3	Support rehabilitation of existing housing stock, including expanding exterior grant program.	17.86
4	Encourage and incentivize the development of missing middle housing types by amending ordinances to allow blended densities and encourage developers to create residential products in a range of sizes for a range of income levels.	16.29
5	Encourage more sustainable neighborhoods through smart planning principles that encourage density near commercial activity centers, promote walkability, and integrate green spaces.	16.14
6	Amend zoning regulations to allow for Accessory Dwelling Units (ADUs)	16
7	Amend zoning regulations to allow quality, attainable housing, especially missing middle housing by-right in more zoning districts, thereby eliminating the need to rezone, reducing costs and risks associated with public hearings and City Council approval.	15.71
8	Facilitate the construction of infill housing by identifying infill sites and proactively planning ways to aid in site prep, infrastructure, up-sizing, and sharing risks in developing new market rate residential units and develop missing middle housing guidelines for neighborhood, corridors, or opportunity sites.	14.71
9	Promote "opportunity to Purchase" policies, which require owners to notify tenants of intent to sell and provide them (or an approved third party) an opportunity to purchase.	13.86
10	Partner with a developer or non-profit on rehabilitation of houses instead of teardown/rebuilt through City incentives	13.86
11	Develop a missing middle housing handbook that covers zoning, site selection, design, entitlement, and provides a template to help developers align housing proposals with a City's comprehensive plan goals and targeted housing needs, increasing the chance of site plan approval.	13.14
12	Facilitate adaptation of existing homes and construction of new units that accommodate people of all ages and abilities throughout their lifespan by adopting Communities for All Ages and Universal Design standards.	13.14
13	Consider expanding a tax abatement program to ease burden of increased taxes caused by rapid investment.	12.29
14	Support incentives and partnerships to address quality of life issues, including wrap-around services that create or provide access to health and wellness spaces and activities.	11.57
15	Convene housing funders and other stakeholders to identify attainable housing financing gaps.	11.57
16	Utilize partnerships with access to additional funding to build affordable housing, buy and rehabilitate low-quality homes, and sell them at attainable cost, including the creation of a housing trust fund, community land trust, exploring new financing strategies such as special benefit districts and revenue bonds, promoting the Low-income Housing Tax Credit, providing flexible HOME investment partnership program dollars, and establishing incentive policies regarding affordable housing development.	11.14
17	Reduce overall household expenses near employment centers with transportation options	10.14
18	Ensure Black, Indigenous, People of Color (BIPOC) developers, contractors, and service providers benefit from government housing investments and non-profit programs.	9.57
19	Modify parking requirements and expand shared parking opportunities.	9.29
20	Expand utility assistance program resources and reach	9.14
21	Waive or reduce development fees and charges for housing developments that include a targeted percentage of affordable housing units integrated into the development.	8.43
22	Encourage employers to offer a program to provide additional housing services and resources and reduced rent on market rate rental housing	6.86
23	Expand the benefits of homeownership to more people. Create a "Homeownership University" that teaches the nuts and bolts of working with real estate agents, choosing an affordable mortgage, accessing down payment and closing cost assistance, as well as budgeting, planning, record keeping, home repair, and taxes.	5.86
24	Provide more education and communication on down payment assistance programs.	3.57

