



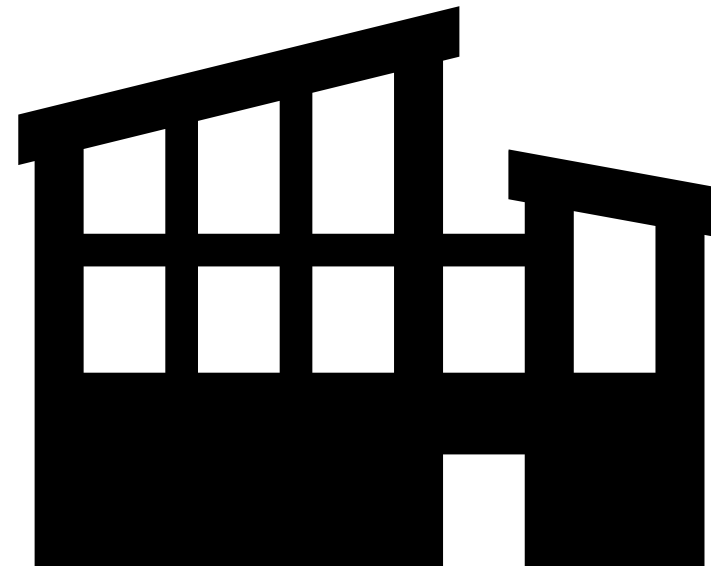
Housing Zoning Code Updates

Katie Bannon, Zoning Administrator

February 17, 2025

Policy Maker Ask

- How can we make single family houses easier to build and to improve?
- What reasonable improvements to people's homes does the zoning code prohibit or make more difficult?
- What obstacles to missing middle homes remain?

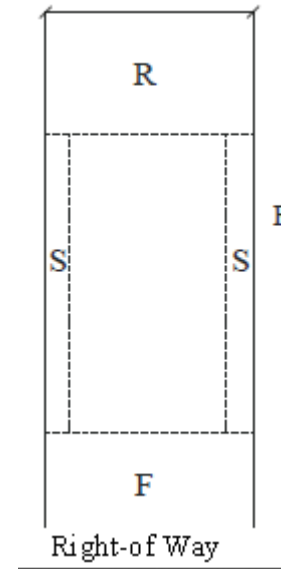
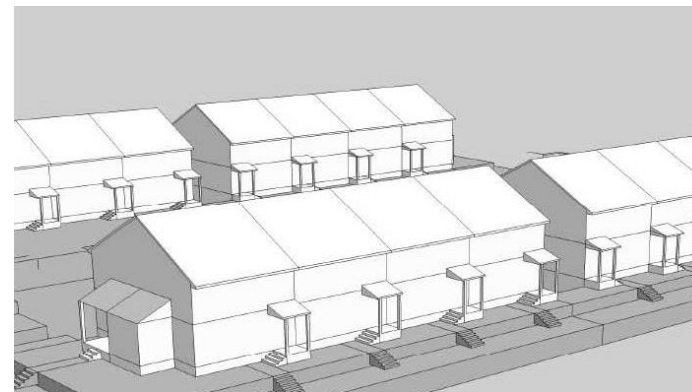
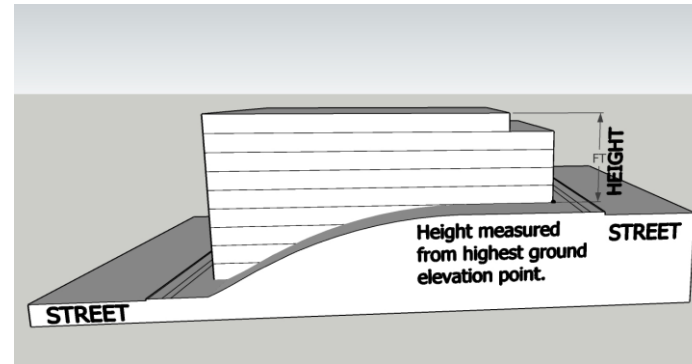


Use of Property

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How Property Can Be Developed

Residential Districts												
	SR-C1	SR-C2	SR-C3	SR-V1	SR-V2	TR-C1	TR-C2	TR-C3	TR-C4	TR-V1	TR-V2	TR-U1
Residential - Family Living												
Dwelling units in mixed-use buildings				P/C	P/C					P/C	P/C	P/C
Multi-family dwelling (4 dwelling units)				P	P					P	P	P
Multi-family dwelling (5-8 units)				P	P						P	P

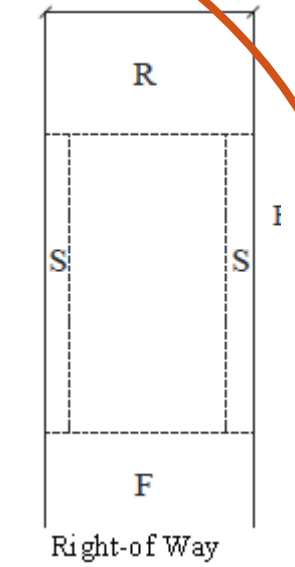
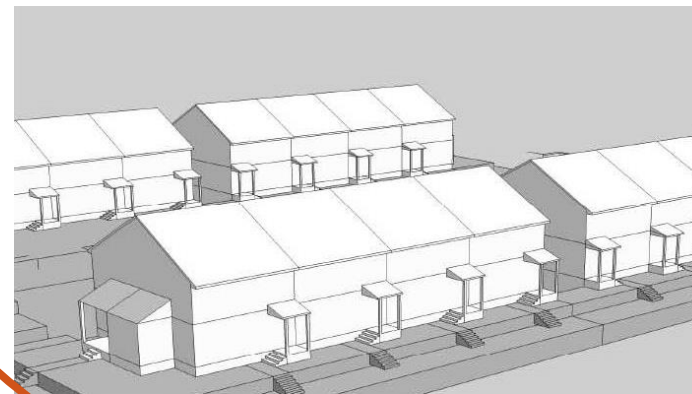
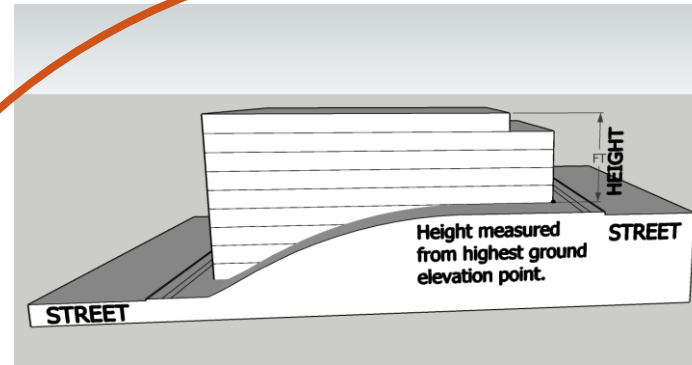


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Multi-family dwelling (4 dwelling units)				P	P					P	P	P
Multi-family dwelling (5-8 units)				P	P						P	P



Attached Garage Design – Current Requirement

“In new buildings constructed after the effective date of this code [2013], in order to avoid the monotonous and pedestrian-unfriendly appearance of facades dominated by garage doors...” (MGO 28.031 (3))

Current

That portion of the façade that contains the garage door **must be recessed at least two (2) feet behind** the remainder of the facade.

...any street-facing wall that contains an attached garage door may occupy no more than fifty percent (50%) of the width of that building facade, measured at grade.

Attached Garage Design – Why change it?

- Limits homeowner options in selecting a developer and selecting plans
- Limits modular options
- Less efficiency in design



Attached Garage Design - Proposed

“In new buildings constructed after the effective date of this code [2013], in order to avoid the monotonous and pedestrian-unfriendly appearance of facades dominated by garage doors...” (MGO 28.031 (3))

Current	Proposed
That portion of the façade that contains the garage door must be recessed at least two (2) feet behind the remainder of the facade.	Any portions of a street-facing façade that contain an attached garage door may be no more than four (4) feet forward of at least fifty percent (50%) of the width of the remainder of that building façade, measured at grade.
...any street-facing wall that contains an attached garage door may occupy no more than fifty percent (50%) of the width of that building facade, measured at grade.	For any street-facing façade containing an attached garage door, the total width of all garage doors on that façade may occupy no more than fifty percent (50%) of the width of that building facade, measured at grade.

Open Porches in Side Yard Setback – Current Requirement

Setback	Current Open Porch Encroachment Allowed in Setback
Front Yard Setback	7' into setback
Rear Yard Setback	Single-story unheated open or enclosed porches attached to single-family or two-family dwellings may encroach into the rear yard setback if the porch extends no more than 14 feet from the exterior wall of the building and is no more than 16 feet wide.
Side Yard Setback	None

Open Porches in Side Yard Setback – Why change it?



Side Entrance, Especially on Corner Lot



Front Porch on House with Nonconforming Side Yard Setback



Second Unit to Side and Rear of House

Open Porches in Side Yard Setback – Proposed

Setback	Current Open Porch Encroachment Allowed in Setback	Proposed Open Porch Encroachment Allowed in Setback
Front Yard Setback	7' into setback	No change
Rear Yard Setback	Single-story unheated open or enclosed porches attached to single-family or two-family dwellings may encroach into the rear yard setback if the porch extends no more than 14 feet from the exterior wall of the building and is no more than 16 feet wide.	No change
Side Yard Setback	None	3' from property line

Side Yard Setbacks and Number of Stories – Current

SR-C2 Example

SR-C2 District		
	Single-family detached	Nonresidential
Side Yard Setback	One-story: 6/Two-story: 7	One-story: 6/Two-story: 7

TR-C4 Example

TR-C4 District					
	Single-family detached	Two-family Two unit	Two-family Twin	Three-unit	Nonresidential
Side Yard Setback	One-story: 5 Two-story: 6 Lot width <50: 10% lot width	Two-story: 6 Lot width <50: 10% lot width	One-story: 5 Two-story: 6 Lot width <50: 10% lot width	One-story: 5 Two-story: 6 Lot width <50: 10% lot width	One-story: 5 Two-story or more: 6

Side Yard Setbacks and Number of Stories – Why change it?



Side Yard Setbacks and Number of Stories – Proposed

SR-C2 Example

SR-C2 District		
	Single-family detached	Nonresidential
Side Yard Setback	One-story: 6/Two-story: 7	One-story: 6/Two-story: 7

SR-C2 District		
	Single-family detached	Nonresidential
Side Yard Setback	6	6

Side Yard Setbacks and Number of Stories – Proposed

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Accessory Dwelling Unit Size – Current Requirement

Current

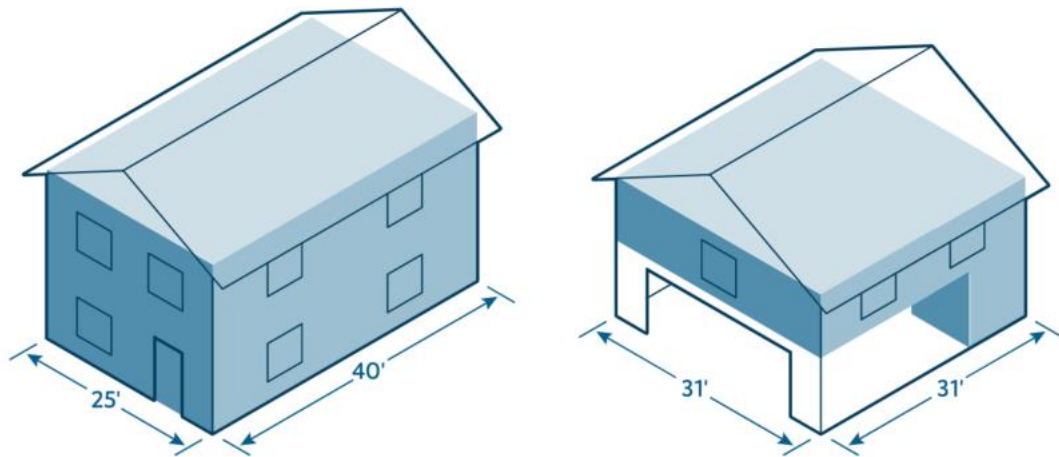
Maximum 900 SF

**Maximum two
bedrooms**

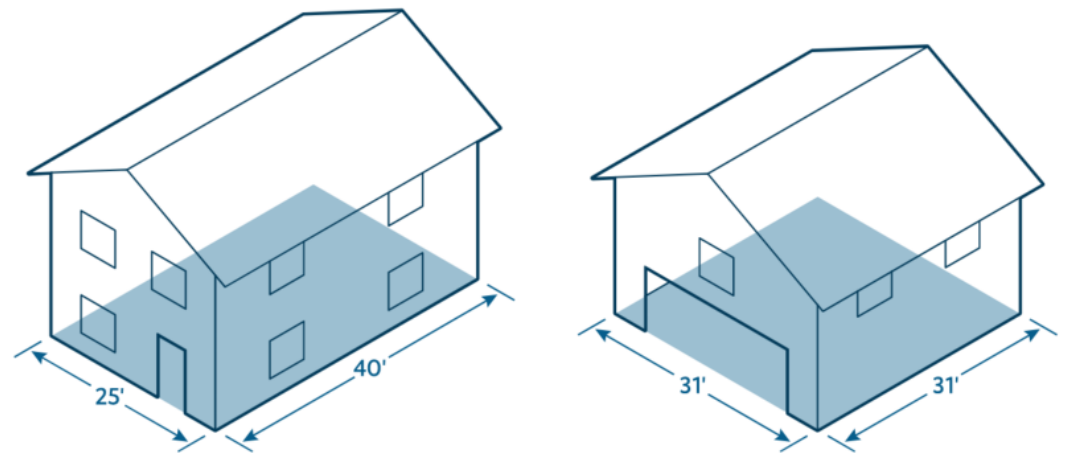
Accessory Dwelling Unit Size – Why change it?

- Detailed review of use of the interior floor plan is required today
 - How is this storage space accessed?
 - Is this utility closet for the ADU or for the garage space?
 - Is this workspace in the garage part of the ADU?
 - Does this home office have a closet in it?

Current ADU Maximum Size Measurement



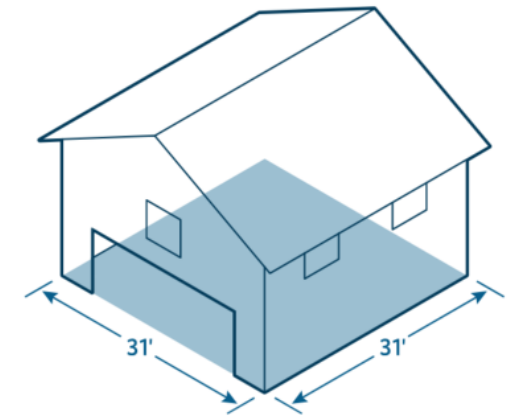
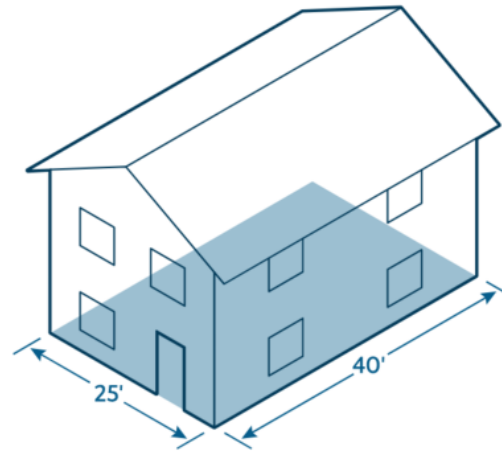
Current Accessory Structure Maximum Size Measurement



Accessory Dwelling Unit Size – Proposed

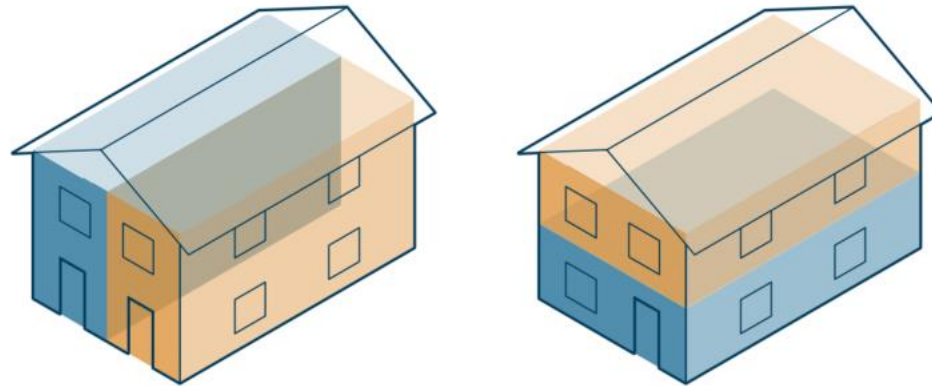
Current	Proposed
Maximum 900 SF	Maximum 1,000 SF footprint for detached Maximum 1,000 SF for attached
Maximum two bedrooms	No limit on number of bedrooms

Current Accessory Structure Maximum Size Measurement
Proposed Detached ADU Maximum Size Measurement



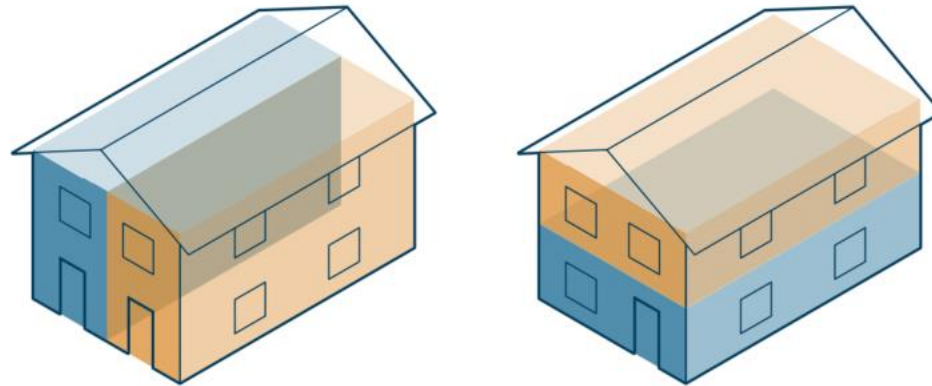
Two- and Three-Unit Home Design – Current Requirement

Allowed Configurations



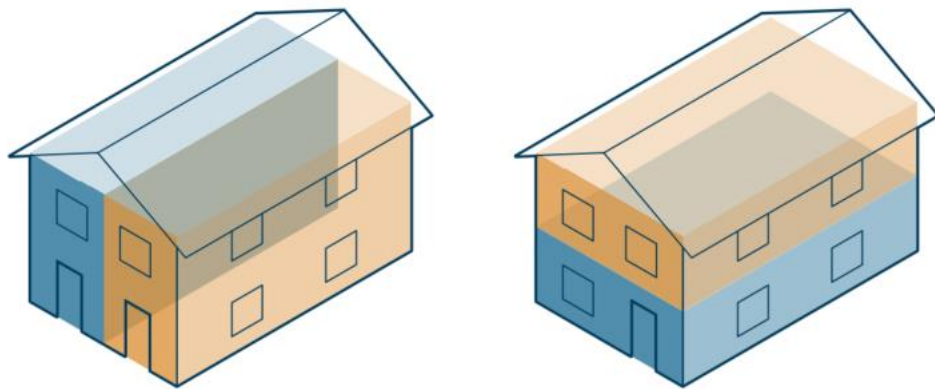
Two- and Three-Unit Home Design – Why change it?

Allowed Configurations

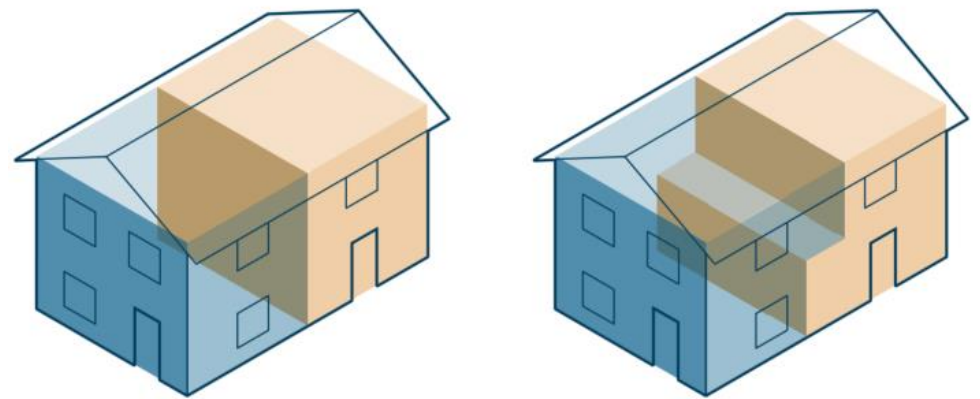


Two- and Three-Unit Home Design – Proposed

Allowed Configurations



Proposed New Configurations

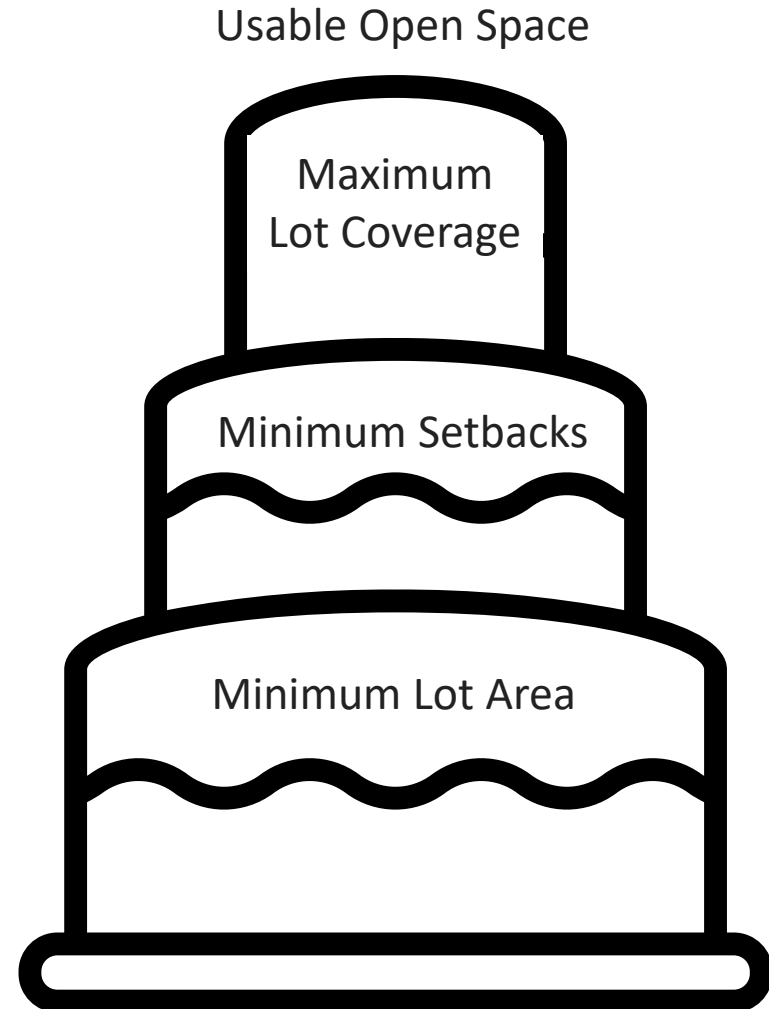


Usable Open Space Requirements – Current Requirement

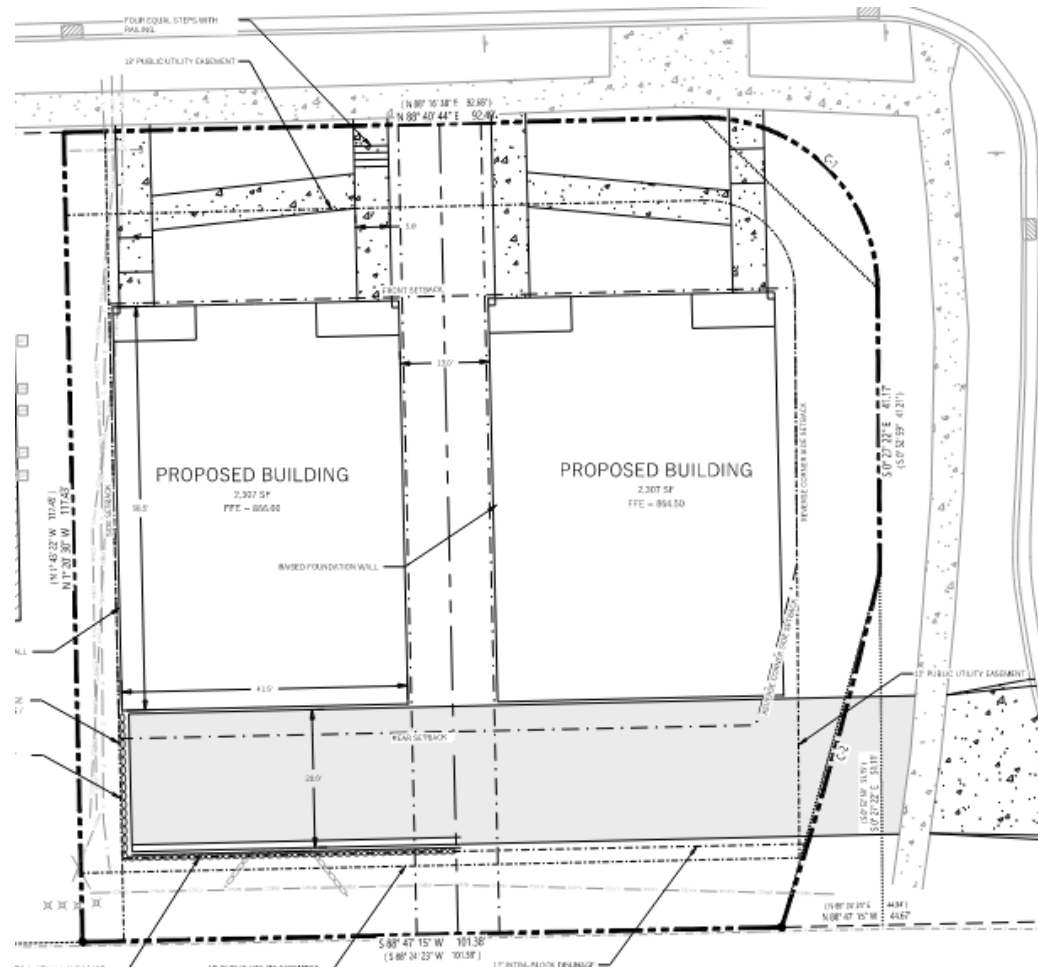
- Prescriptive standard that requires a per housing unit minimum amount of private backyard space
 - Minimum size of 200 SF for an area to count towards the minimum required total amount
 - No dimension less than 8' – and therefore can't be in a side yard if it's less than 8'
 - No more than 10% slope
 - Cannot be in a front yard or street side yard
 - Can't include driveways, drive aisles, off-street parking, paving and sidewalks, except paved paths no wider than 5 feet may be included
 - Permeable space can be UOS if it's used for recreational space only
 - Roof decks, porches, and balconies may be used to meet up to 75% in select districts, up to 100% in other select districts
- Not required in the Downtown Core zoning district or within the Transit Oriented Development (TOD) Overlay)
- Not a lot coverage, setback, stormwater, or landscaping requirement

Usable Open Space Requirements – Why change it?

- Layers of regulation
- **Missing middle housing is allowed here but...**



Usable Open Space Requirements – Why change it?



Usable Open Space Requirements – Why change it?



Usable Open Space Requirements – Proposed

- Remove usable open space requirements
- Retain:
 - Maximum lot coverage (maximum amount of impervious surface)
 - Minimum setbacks
 - Minimum lot area
 - Landscaping requirements

