Code Concepts

Our recommended code fixes fall into one of four categories

1

Increase the range of permitted housing types in residential zones.

2

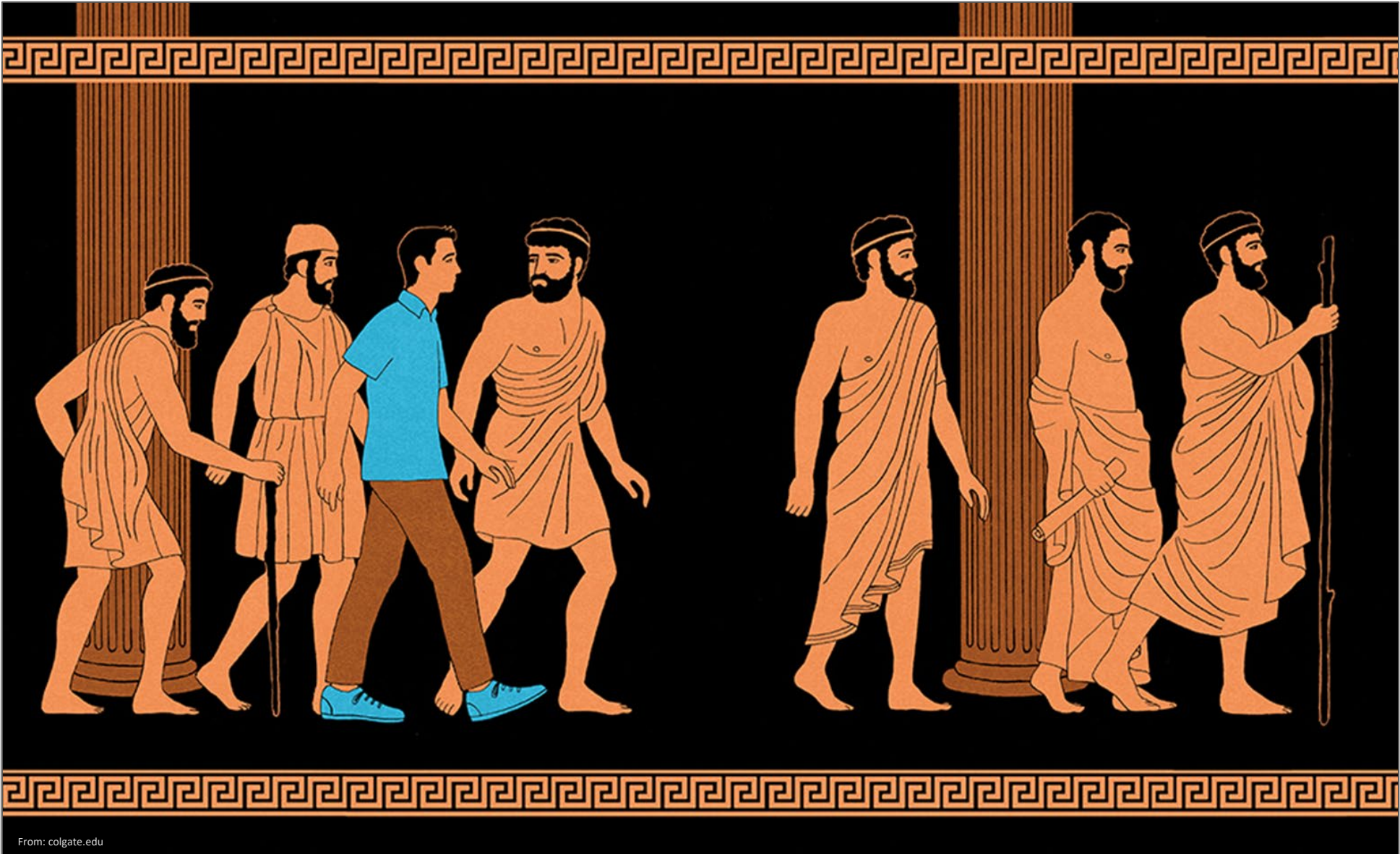Permit higher intensity middle housing in commercial zones.

3

Right-size parking requirements and site design standards to support housing goals.

4

Design strategies for residential development in different context areas.
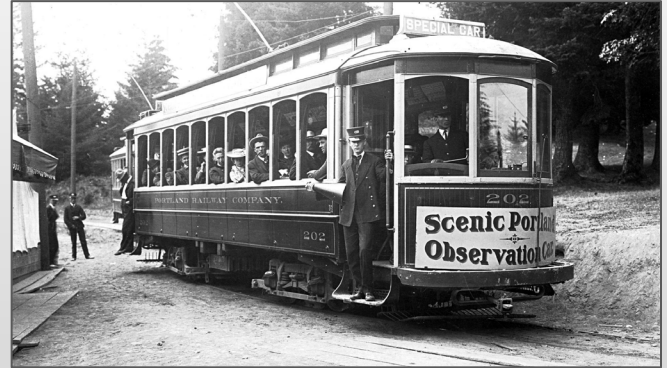
Well, how did we get here?

From: colgate.edu
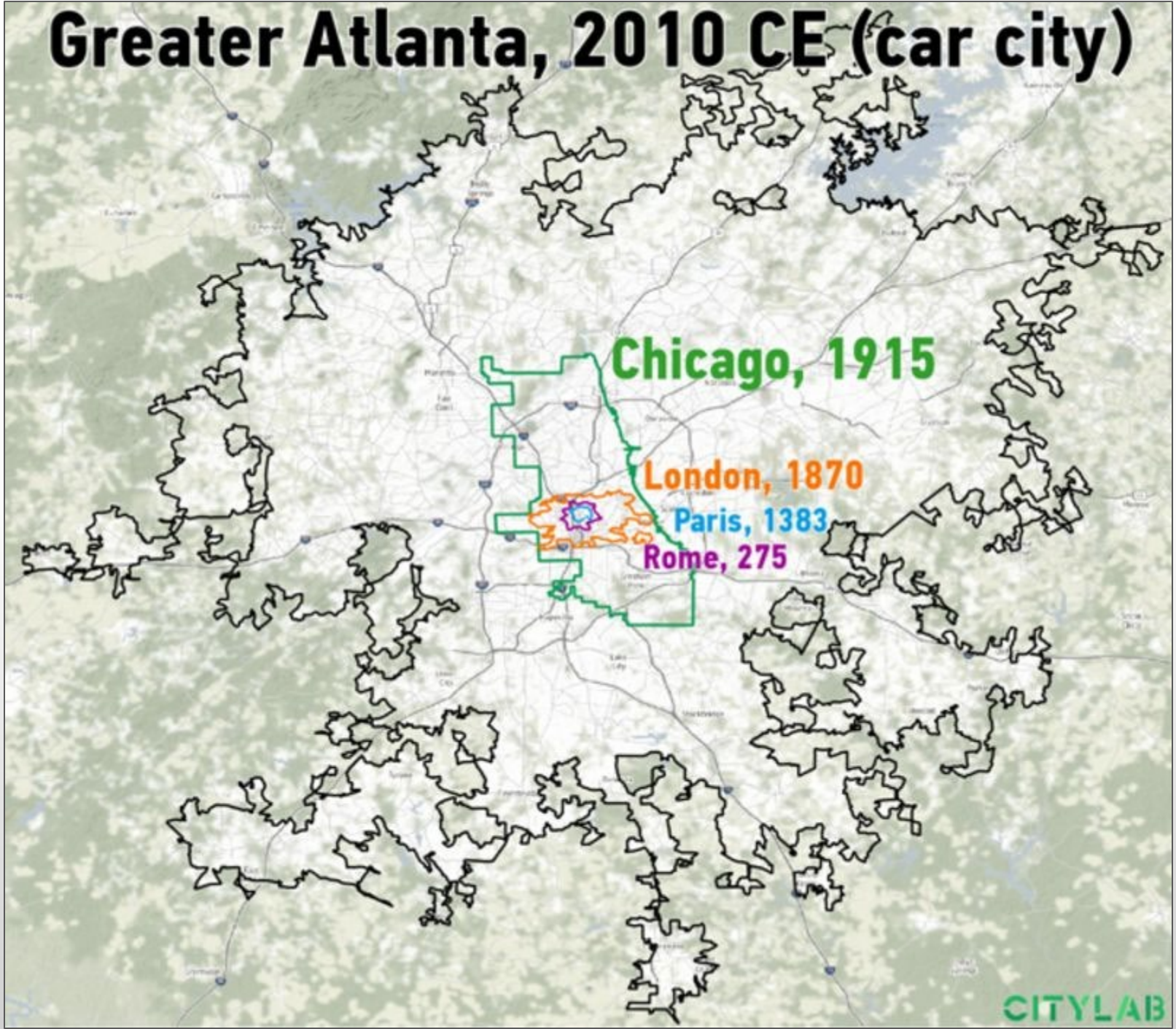
Well, how did we get here?

Marchetti's Constant

30 Minute Commute Time

Commute and Metro Area Size Increased with Faster Transport- Spread Out

Industrial Revolution and Incompatible Uses

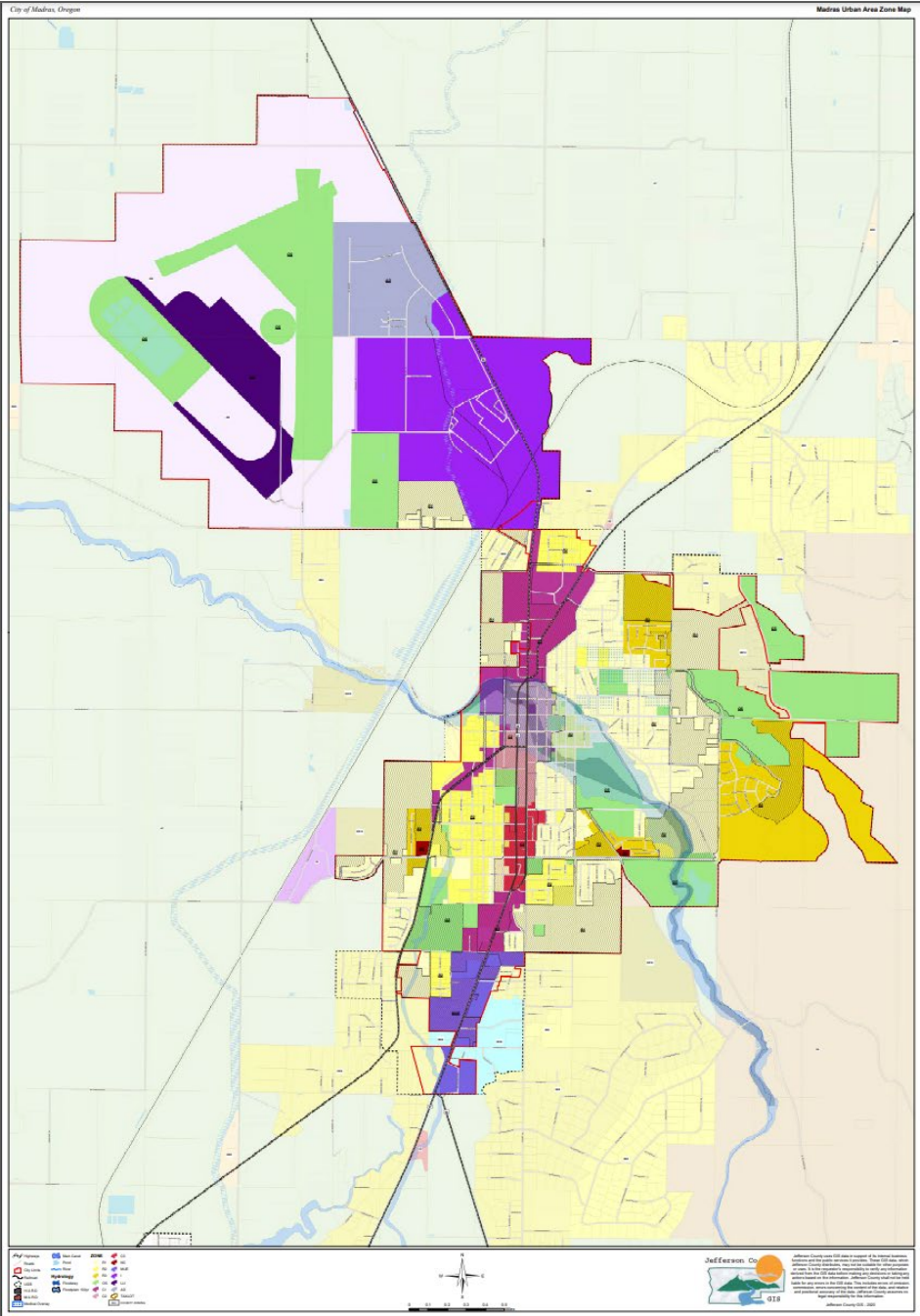From: municipaldreams.wordpress.com

Zoning in America

Euclid v. Ambler, 1926

Euclid Ave.

Lamb Ave. (now E 193rd St.)

Ambler tract
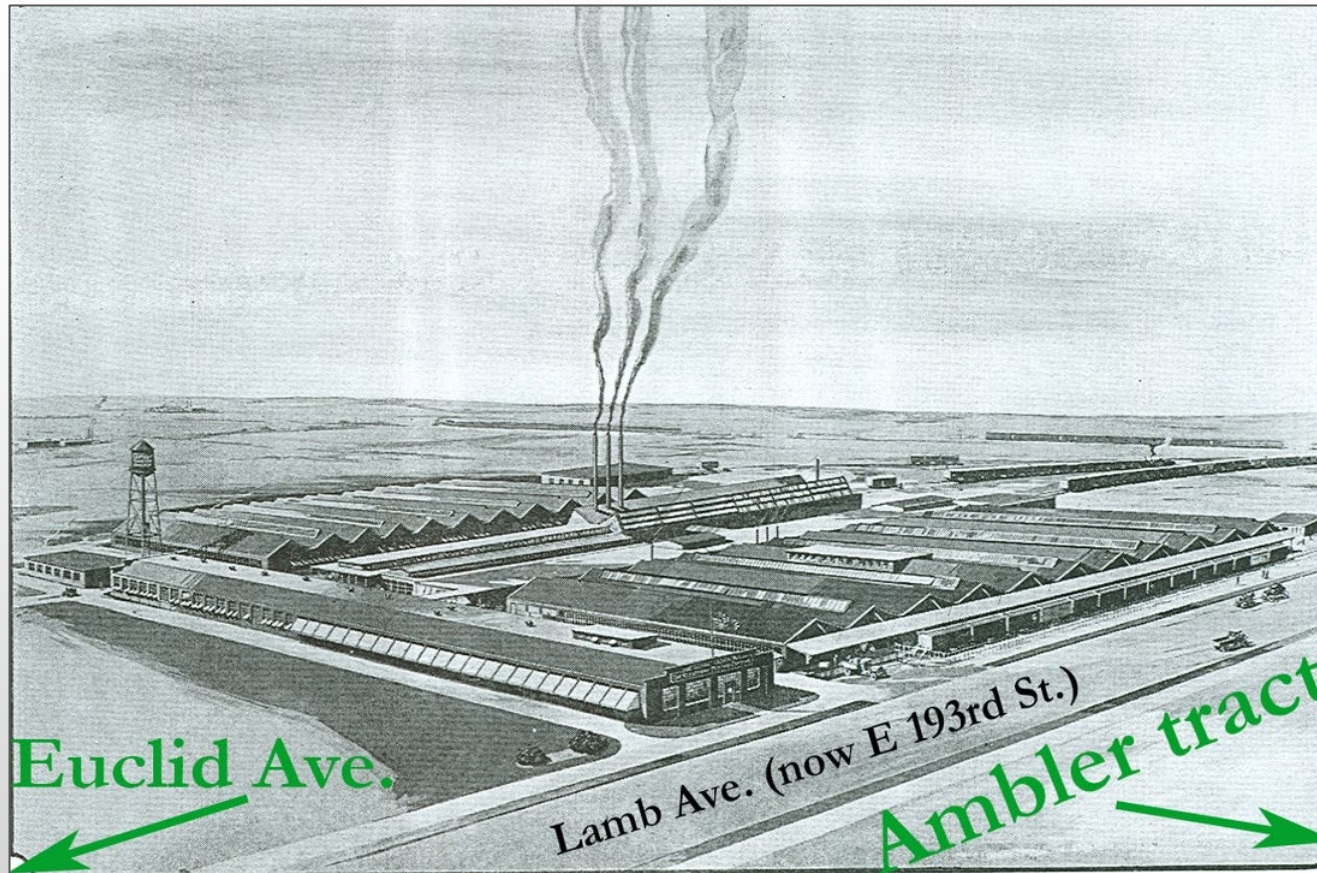
Here we are today

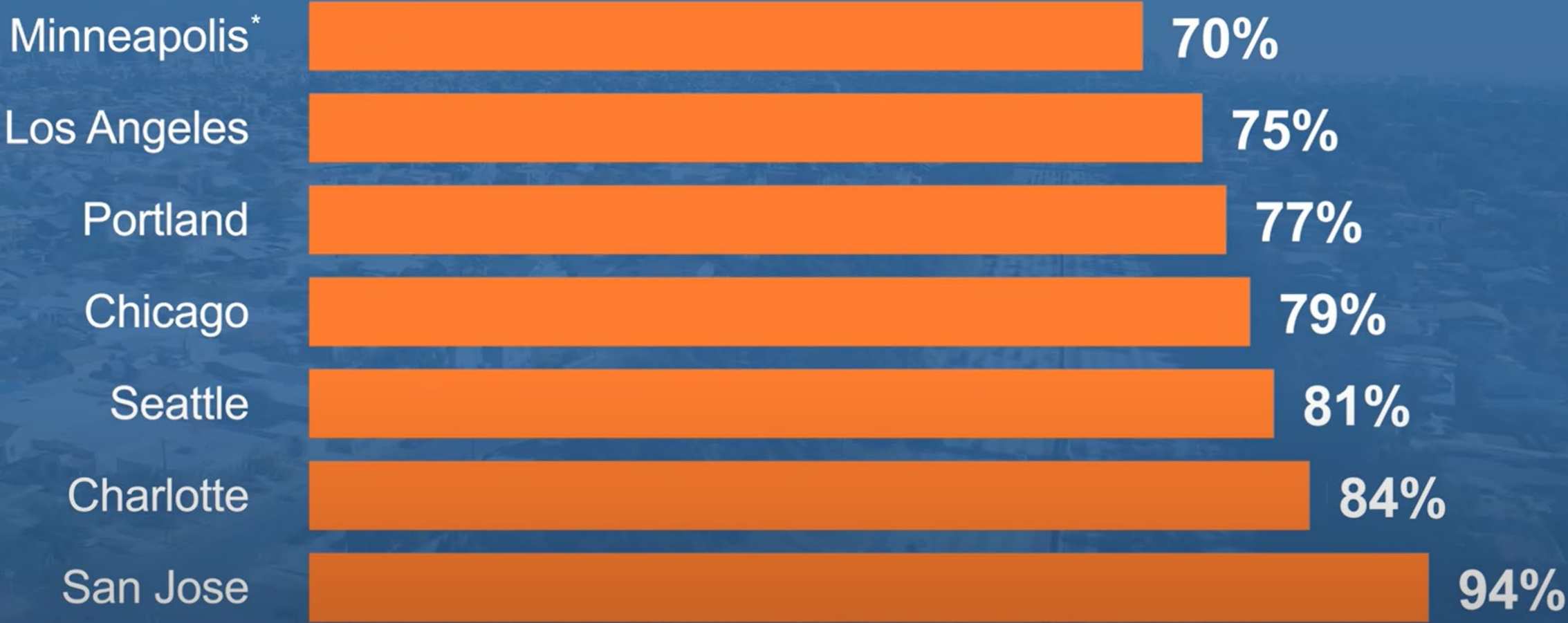# Confluence of Trends in Zoning

Separation of land uses

- Mixed use often prohibited
- Lends itself to car-dependency
- Prohibition of certain housing types
- Mix of housing types limited or prohibited

Design around what the car needs

- Setbacks
- Garages
- Street widths

The Houses that Can't be Built in America - The Missing Middle

Residential Land Zoned for Single-Family Houses (%)

Minneapolis*	70%
Los Angeles	75%
Portland	77%
Chicago	79%
Seattle	81%
Charlotte	84%
San Jose	94%

It's illegal to build anything else.

* recently changed: more on this later

Source: New York Times/Urban Footprint

2:28 / 8:09 • The Missing Middle in the US & Canada

Scroll for details

undoing car-centric housing policies, and
ending single-family zoning to make the missing

Scroll for details

Missing Middle-What is it?

Missing Middle-What is it?

Missing Middle Housing is a range of house-scale buildings with multiple units —compatible in scale and form with detached single-family homes—located in a walkable neighborhood.

From missingmiddlehousing.com

Missing Middle-What is it?

Detached Single-Family Houses | Duplex: Side-By-Side + Stacked | Fourplex: Stacked | Courtyard Building | Cottage Court | Townhouse | Multiplex: Medium | Triplex: Stacked | Live-Work | Mid-Rise
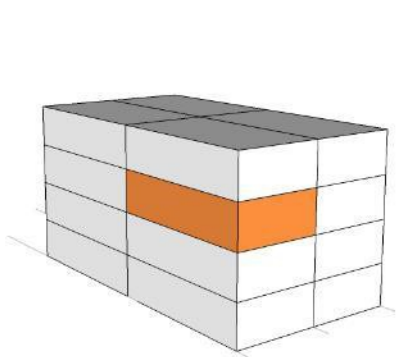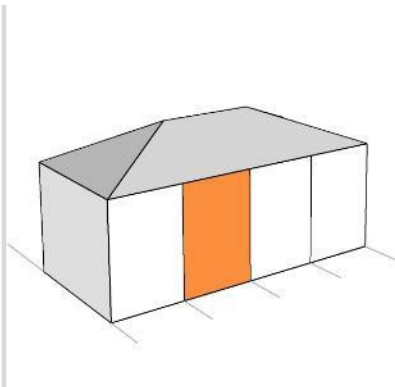
Missing Middle Housing

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OPTICOS

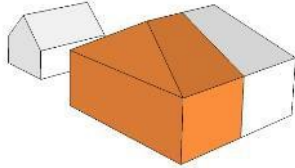East side of town. It's interesting to compare streetcar suburbs like this with modern car-dependent
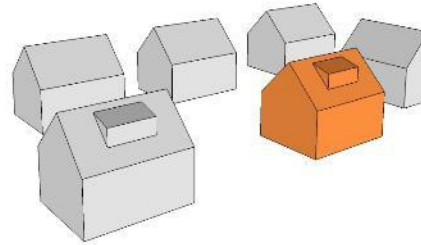
Housing Types

Apartment / multi-dwelling

Townhouse

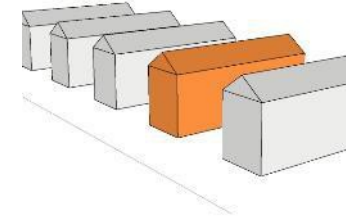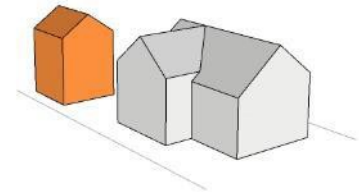Duplexes, Triplexes, and Quadplexes

Cottage Cluster

Tiny House

Accessory Dwelling Units (ADUs)

urbsworks

Housing Types

Duplex
Fourplex
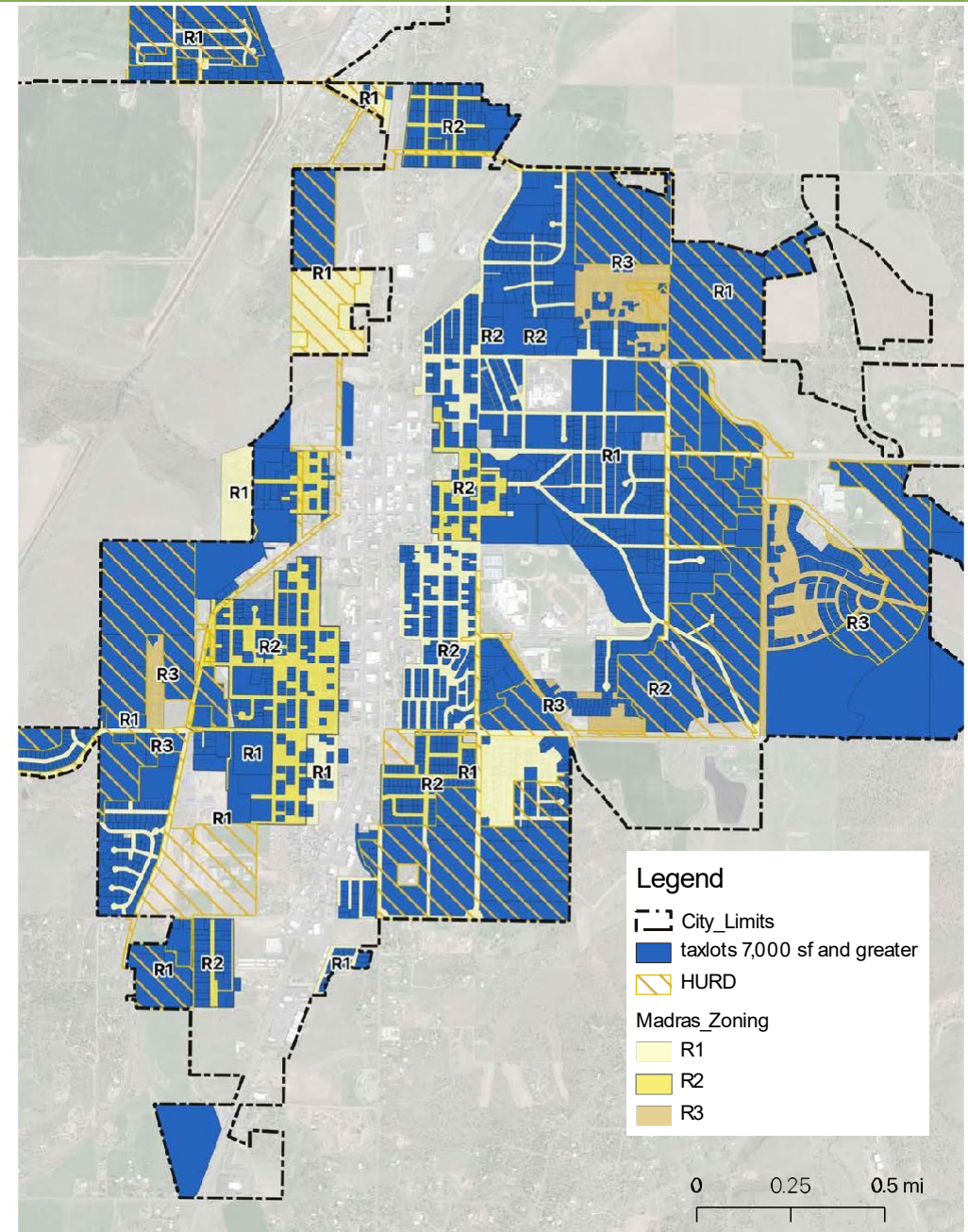**Apartment**
Townhouse

**Cottage Cluster**

Single family residence and ADU

Tiny House

- Permit many housing types on 7,000 square foot lots

- Majority of Madras residential lots are over 7,000 square feet (shown in blue)

- Permit 1-4 units, townhouses, and cottage clusters

- Allow stand-alone residential uses to increase 24-7 population in commercial district.

- Encourage mixing of uses (commercial and residential) in the city's commercial neighborhoods (C-2 and C-3) to increase activity and vibrancy.


Madras commercial zones: C1, C2, and C3
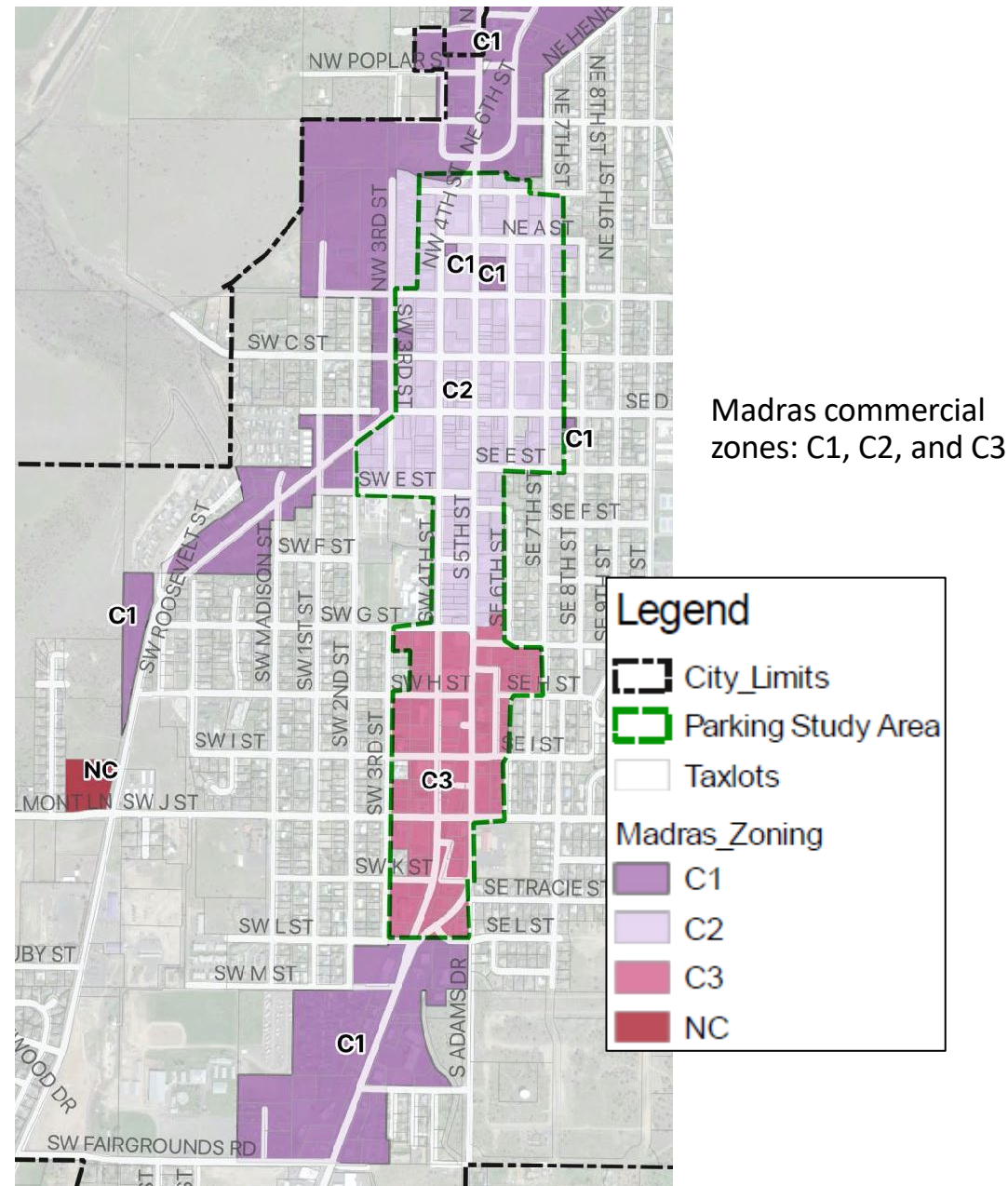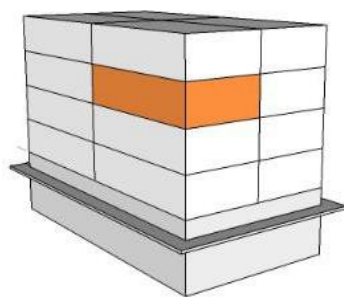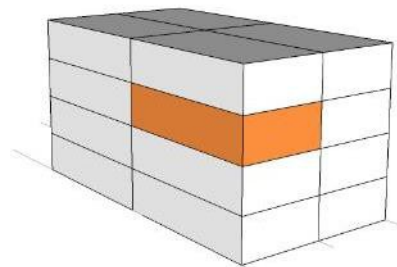
Requirements for urban-style residential buildings

- Stand-alone residential that has taller ground floor for future commercial uses

- Opportunities for live-work

- Fits into downtown context while providing flexibility in use

Right-size parking requirements and site design standards to support housing goals.

- Eliminate the existing garage requirement for parking

- Extend shared parking and on-street parking credits to middle housing, particularly in infill contexts

- Clarify the threshold for when apartment parking standards apply, and "right-size" them for middle housing
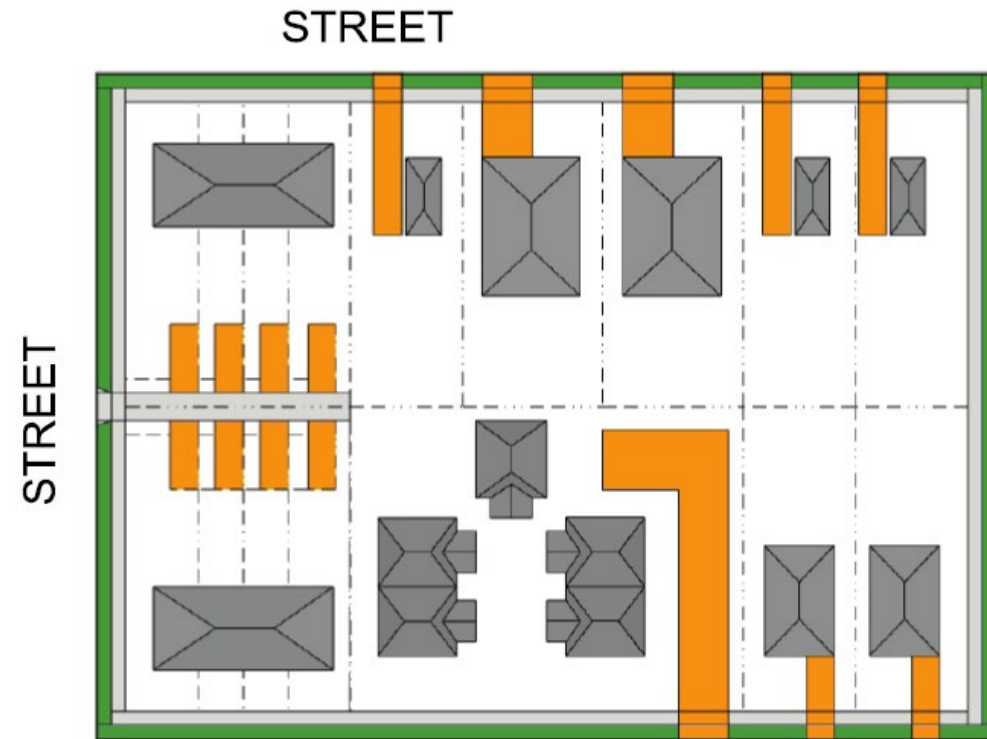
Eliminate the existing garage requirement for parking

- Current standards require a fully enclosed garage with garage door

- Provide flexibility in design to accommodate other parking arrangements

- Ensure on-site parking is set back from sidewalk, leaving a clear space for pedestrians

Parking provided in combination of surface and attached garages to meet limitations of site size

Right size parking requirements

- No proposed change to parking requirements for single dwellings

- Reduce townhouse standards to one space per dwelling unit (remove communal space for every 3 units)

- Reduce multi-dwelling requirement from 1 to no minimum and 1 space maximum per unit

2 townhouse projects, with a shared driveway and two detached garages, no communal spaces

Duplex on SW Madison

- 6100 square foot lot

Examples of Plexes in SW Madras
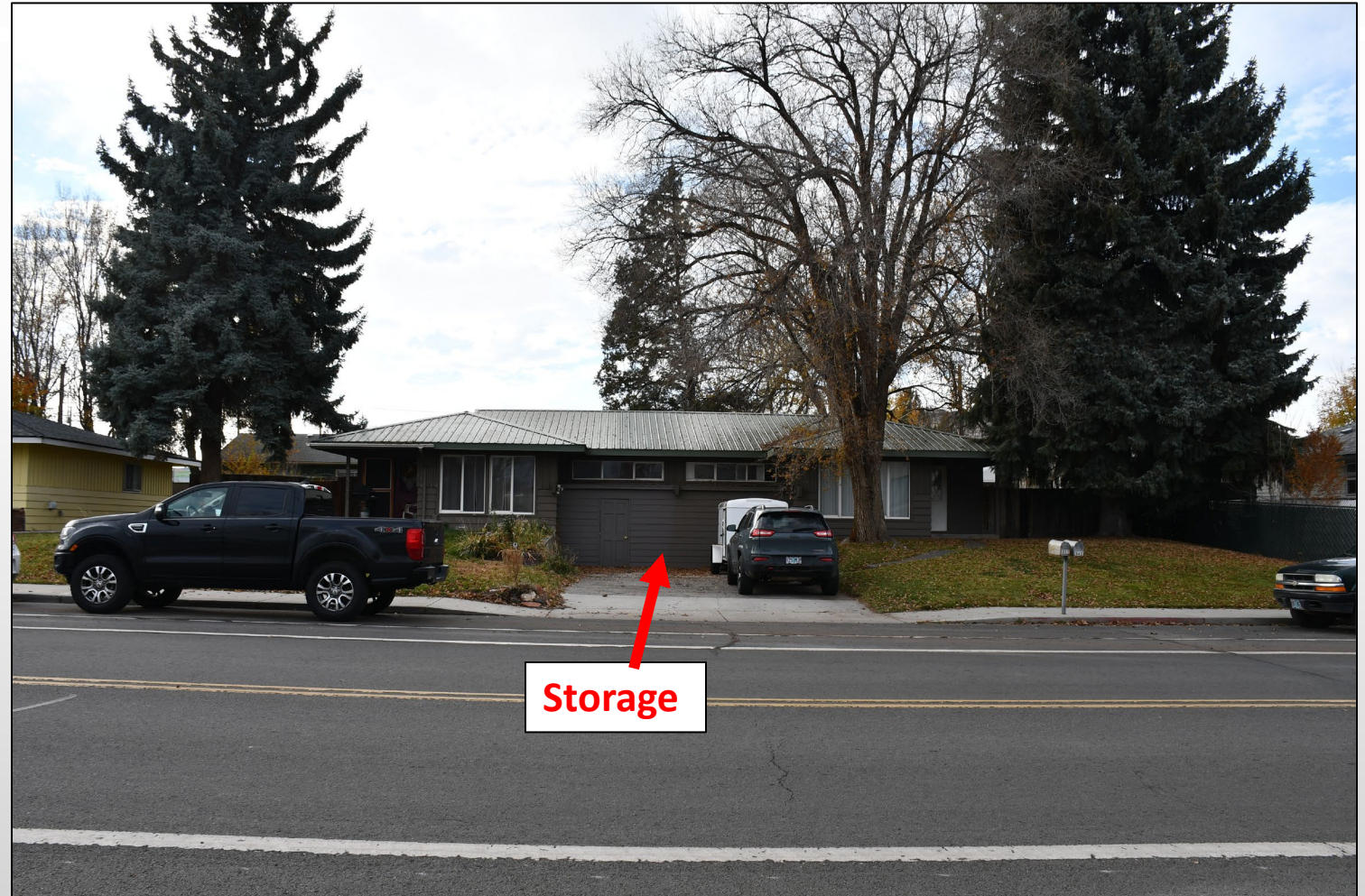
Duplex on SW I Street

- 5000 square-foot lot

Examples of Plexes in SW Madras

Duplex on SW 2ndst

- 2x5000sf lots-total 10,000sf
- Large yard
- Looks like a house
- Storage area below/between units.

Storage

Duplex on SE E/9th Street

- 5000 square-foot lot
- Carport and driveway
- Efficient use of space
- Looks like a single family residence

Example of House Price vs. Lot Size-150K Difference

Next Steps - Schedule

	2020	2021											2022		

| Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr |

1. Project Kick-Off
Community Tour / Documents / Planning Commission

2. Parking Data Collection
Inventory / Interviews / Analysis

3. Evaluate Existing Plans / Policies
Evaluation Memo / Community Meeting #1 (HOUSING)

4. Code Drafting
Community Meeting #2 / Code committee #2 (PARKING)
Parking Plan / Housing Amendments (DRAFTS)
Code Committee #3 (HOUSING)   11/03 ●
Planning Commission Meeting (Dec 1)   PC

5. Adoption and Public Hearings
Parking Plan / Housing Amendments FINAL (Dec/Jan)
Planning Commission Public Hearing (Jan 19)   PC
City Council Public Hearing (Feb 16)   CC

PROJECT ENDS – EARLY 2022