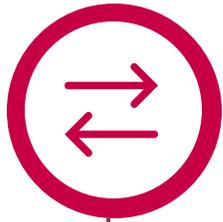




Highlights of Preliminary Approach to Expanded Housing Options



Range of Housing Choices

- **DRAFT zoning language allows for the possibility of additional housing options** in zoning districts that currently only permit single-detached homes (outside of adopted special planning districts)
- Allows for the conversion of existing single-detached homes



Neighborhood Compatibility

- Buildings with new housing types would be required to comply with form and design standards for compatibility with surrounding neighborhood.
- Maximum building height, footprint, lot coverage, and minimum setbacks would be the same as for single-detached homes.

Additional standards proposed to mitigate potential impacts:



- Limits the total floor area
- Limits garages to no more than 50% of building facade
- Requires entry doors to be oriented to the street
- Sets minimum parking requirements based on site-specific factors, such as transit proximity
- Limits parking spaces allowed between building and street





Highlights of Preliminary Approach (cont.)

Potential Options Based on Community Feedback

- Limit the number of units per site to a maximum of 6, instead of 8
- Require minimum site area ranging from 9,000 to 12,000 square feet for buildings with 5 or more units
- Require one shade tree per dwelling unit to increase retention and planting of trees
- Exclude sites larger than 1 acre, or only allow expanded housing options on these sites through special exception use permit
- Cap number of permits that can be issued annually

Timing and Process

This preliminary approach is the subject of ongoing deliberation by the Planning Commission and the County Board.

No decisions have been made.

- The Planning Commission and its Zoning Committee will begin review of the draft text amendments over the coming weeks and months.
- The County Board will not review the draft text until the Zoning Committee and Planning Commission review is complete.
- Any text considered for public advertisement will include the maximum scope of potential changes to the Zoning Ordinance.
- The County Board anticipates that any text advertisement will be available for two months before any Board action to allow additional opportunities for community input and determine any amendments that may be needed.

Scan the QR code to learn more about the Missing Middle Housing Study:

