

# Missing Middle Housing and the 2045 Comprehensive Plan

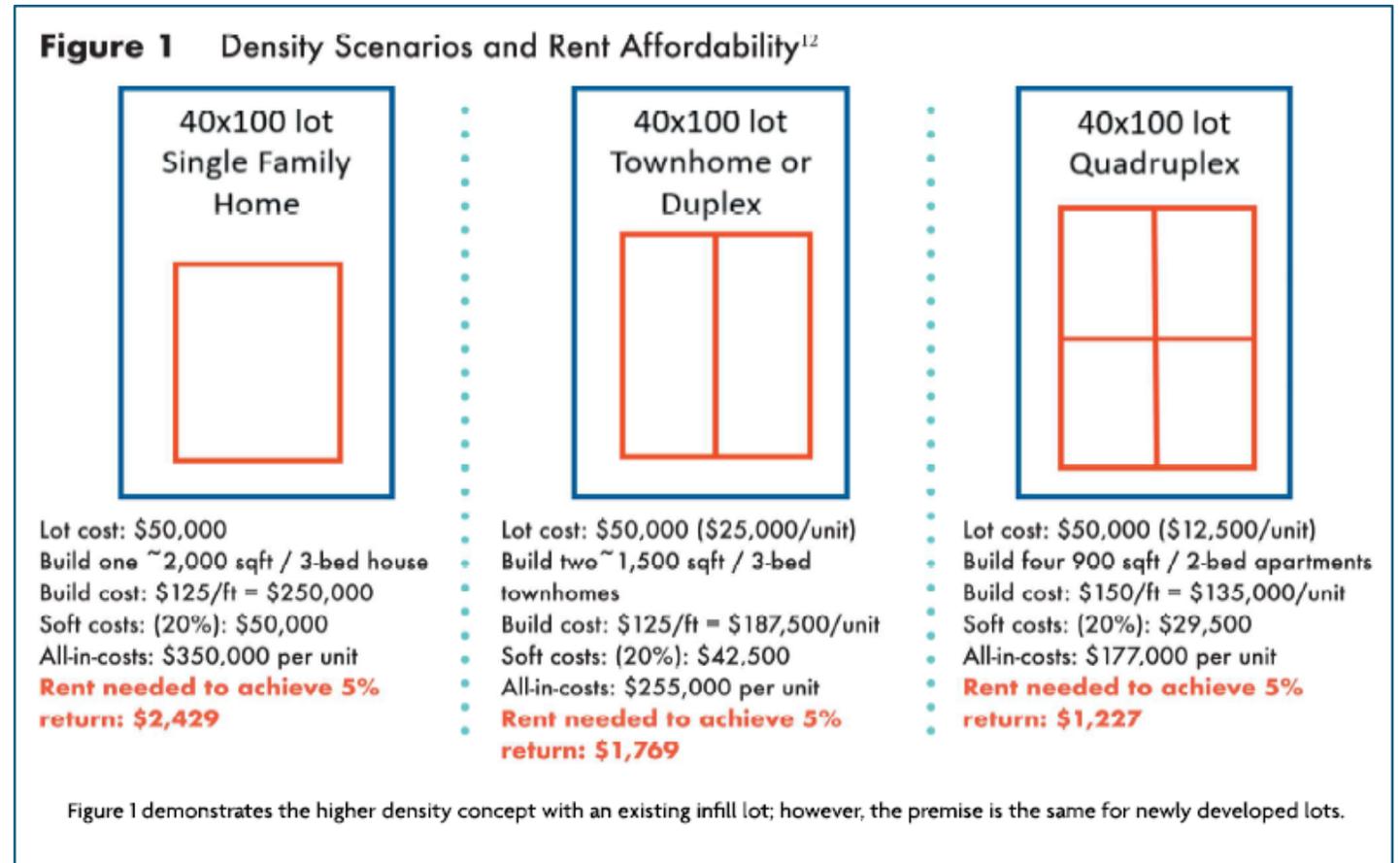


Planning and Development Department  
Kristen Reed, AICP, Chief of the Community Planning Division

# Mayor's Transition Team Findings and Recommendations

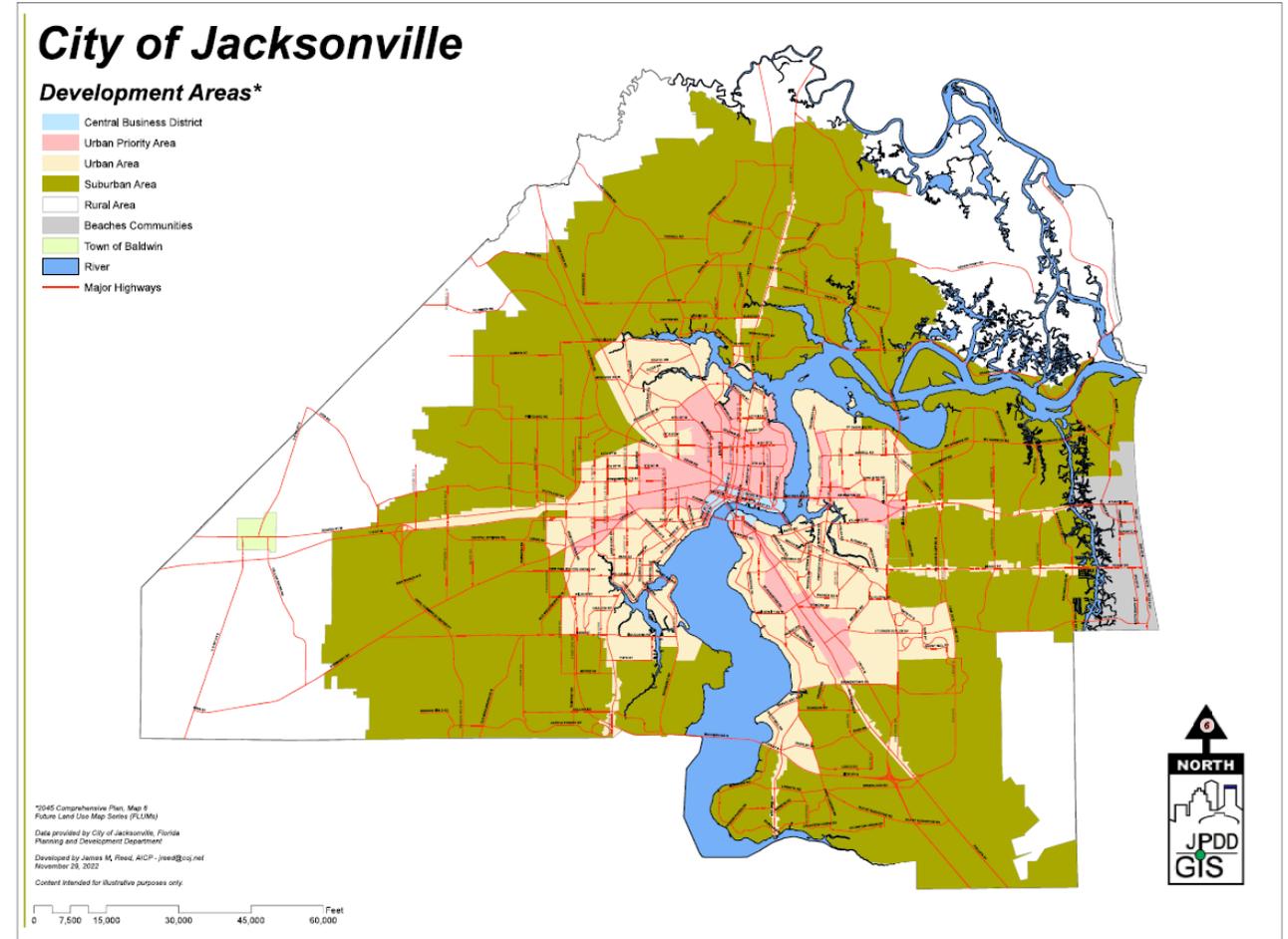


- 91% of residential land is zoned for single-family homes.
- Double the amount of land zoned for multi-family.
- Support doubling density twice that of surrounding area.
- Increase affordability through increase in housing supply.

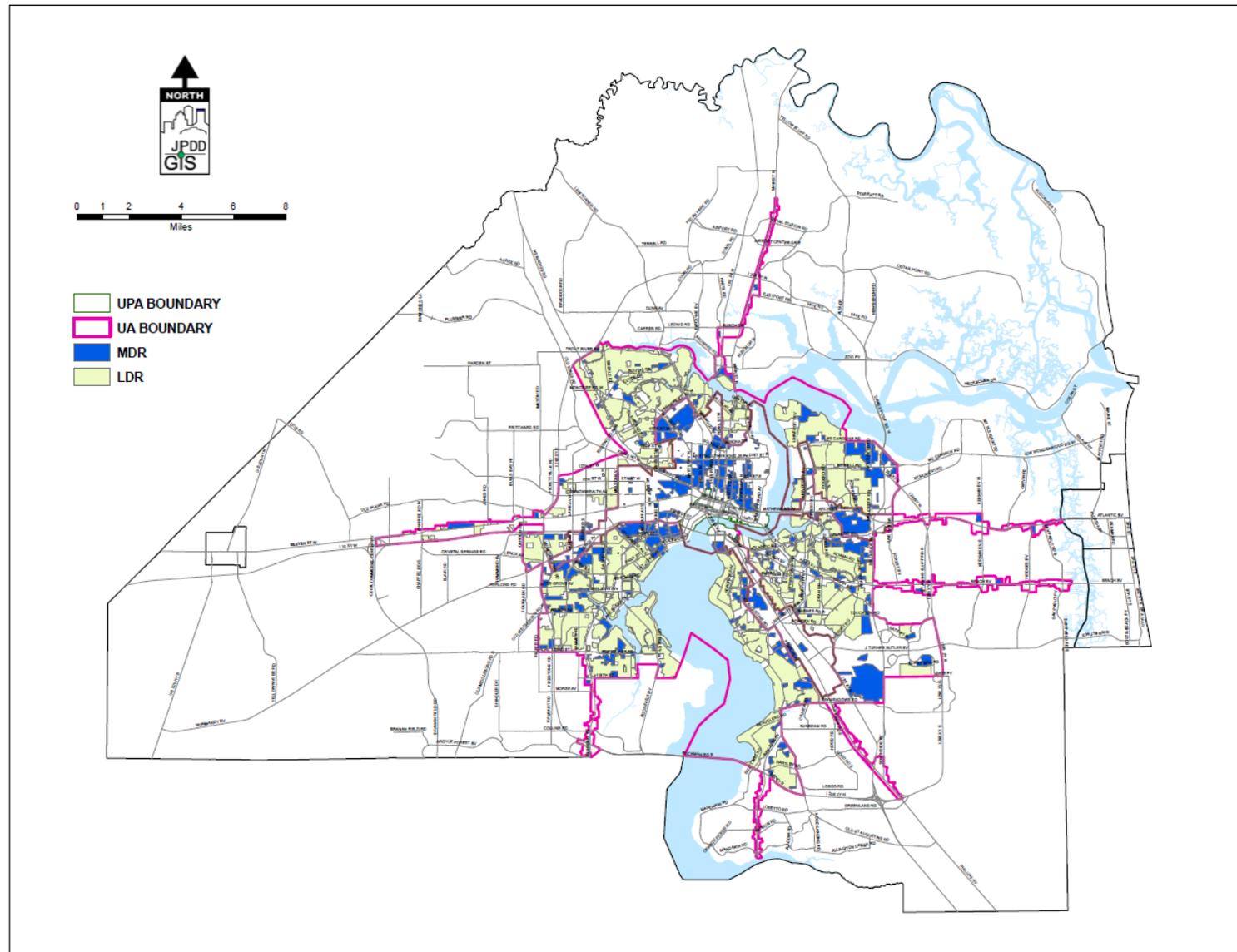


# Existing Opportunities

- Incorporate Comprehensive Plan density in Zoning Code.
- Density relates to Development Areas
- Geographical Focus: Urban (UA) and Urban Priority (UPA) Development Areas

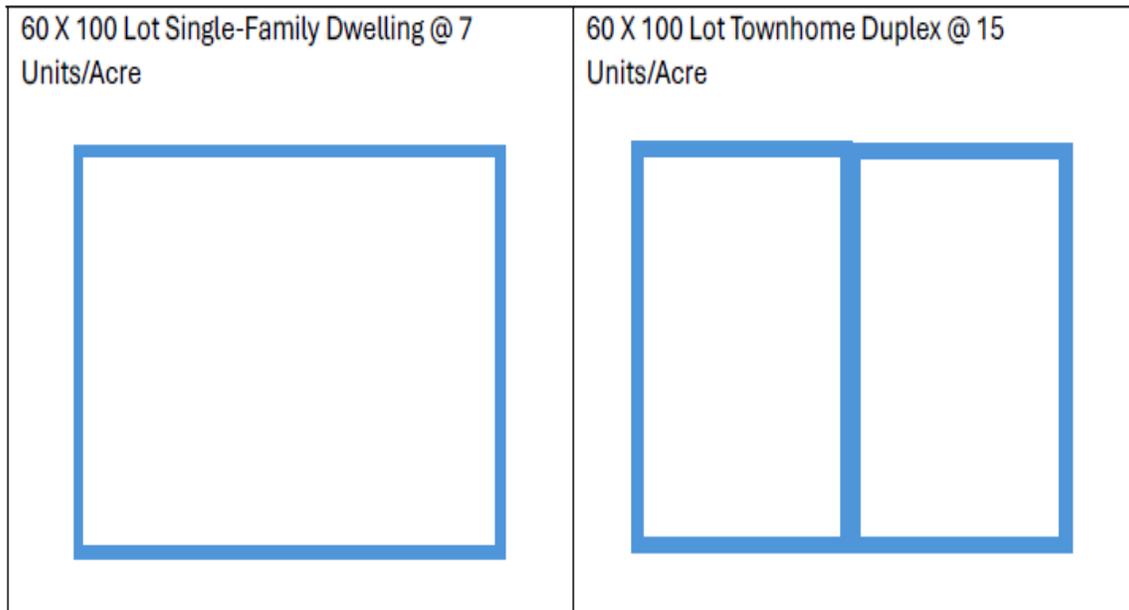


# Low Density Residential and Medium Density Residential



Low Density Residential in UPA - 15 units/acre with a Council approved plan or study.

Current Zoning Code allows up to 7 units/acre in RLD districts (RLD-60, RLD-50, RLD-40, & RLD-TNH).



Medium Density Residential in the UPA and UA allows 30 units/acre on sites that do not abut land in the LDR or Rural Residential (RR) land use.

Current code = 20 units/acre.

# Missing Middle Target Area

- Potential criteria for missing middle target area may include:
  - Urban Priority and Urban Development Areas
  - Low and Medium Density Residential land use
  - Residential transition areas abutting commercial land uses
  - Proximity to collector and arterial roads
  - Areas characterized by a broad mix of uses or housing types
  - Proximity to mass transit
  - Exclude existing zoning overlays

