

# Housing Types

## Issues

1. Current ordinances limit the types of housing that can be developed.
2. Public input during the comprehensive plan encouraged a wider range of housing choices to be allowed.
3. Focuses too much on apartments and single family residential.



## Proposed Changes

1. Establish standards for a larger range of housing options.

### Accessory Dwelling Units

- Apartment over the garage.
- Small cottage or tiny home on a foundation in the backyard.



<https://hammerandhand.com/portfolio/project-type/accessory-dwelling-units/>



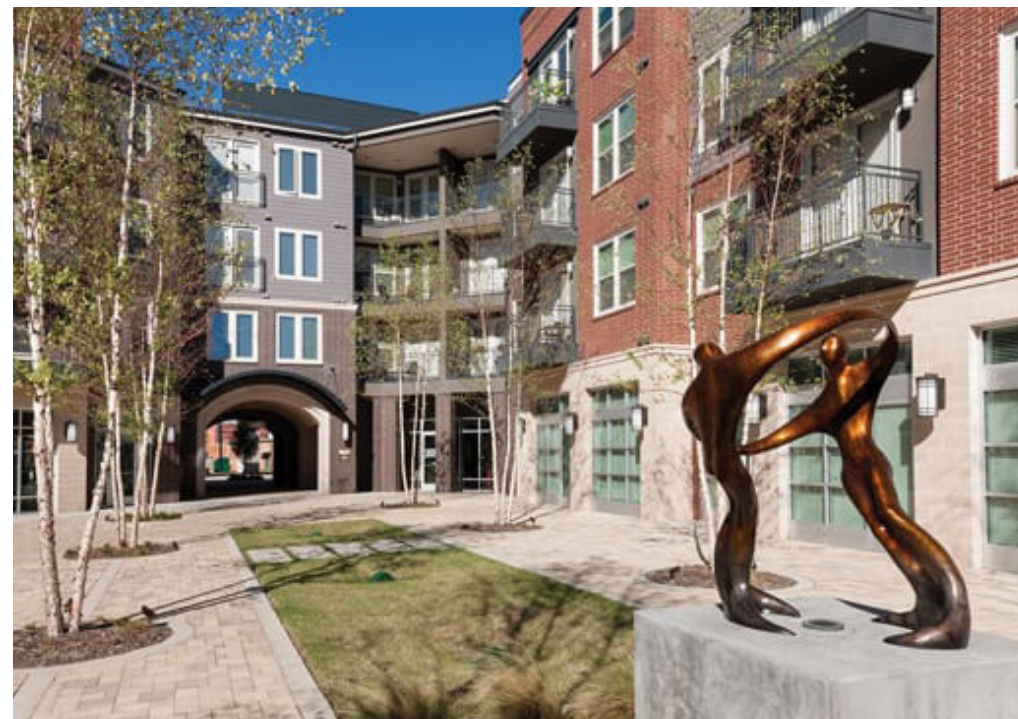
<https://capecodbuilder.com/portfolio/outer-cape-carriage-house/>

### Live-work Units

- Living and workspace combination.
- Affordable apartment/loft/studio space.



<https://www.oregister.com/2010/06/08/12-live-work-units-sold-in-prospect-village/>



<https://urbanland.uli.org/planning-design/avoiding-retail-vacancies-flexible-retail-residential-design/>



### Duplex/Triplex/Quadplex

- Building with separate entrances to multiple units that share a common wall.
- Rented or owned units.



<https://www.vancourier.com/real-estate/modest-uptake-for-duplex-option-in-vancouver-s-single-family-neighbourhoods-123805877>



<https://www.royalhomes.com/model/triplex/>

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## Proposed Changes

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### Townhomes

- Small footprint, multiple floor attached housing.
- Rented or owned units.



<https://www.ryanhomes.com/find-your-home/our-communities/maryland/glen-burnie/creekside-village-townhomes>



<https://www.pinterest.com/parkwoodhomes/parkwoods-new-beacon-hill-collection-of-townhomes/>



### Attached Housing

- Multi-unit dwellings that shares one or more common walls, similar to row houses.



<https://hammerandhand.com/portfolio/project-type/accessory-dwelling-units/> <http://www.centricitd.com/housing-kit-models/>



<https://www.thrivehomebuilders.com/find-your-new-home/elements-income-qualified-rowhomes-at-stapleton/>

### Bungalow Court

- Multi-family housing around a central open space.
- Rear loading or alley loading.



<https://pocket-neighborhoods.net/>



[https://www.pilotonline.com/life/article\\_8788cb2a-e653-539d-g1d0-f2a535f08637.html](https://www.pilotonline.com/life/article_8788cb2a-e653-539d-g1d0-f2a535f08637.html)



# Housing Density and Lot Size

## Issues

1. Current lot sizes do not match market forces.
2. Current ordinances do not provide flexibility to adjust lot sizes for unique site features.
3. Current ordinances do not provide flexibility to adjust lot sizes for the housing types desired by the market.

## Proposed Changes

1. Increase the range of lot sizes allowed by the ordinances to match market forces.

### Low Density

- 75' wide x 150' deep lots



400' Street Frontage

### Medium Density

- 60' wide x 120' deep lots



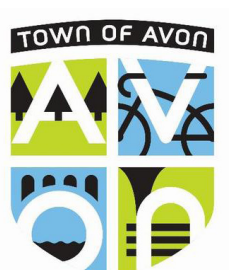
400' Street Frontage

### High Density

- 40' wide x 100' deep lots



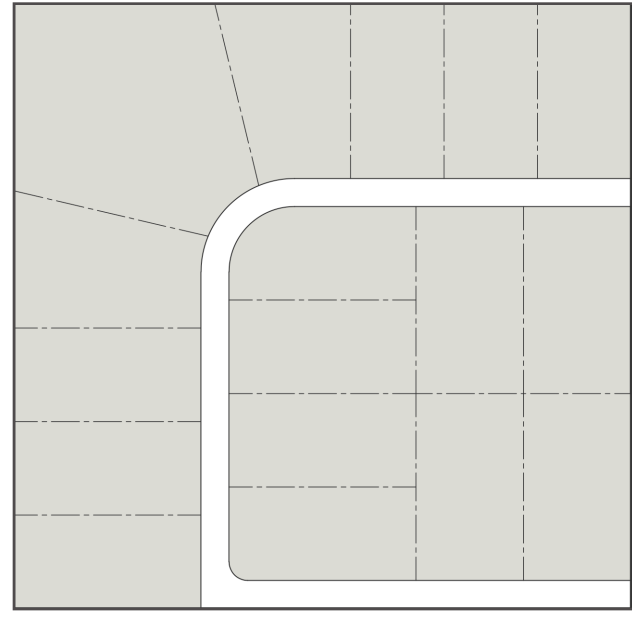
400' Street Frontage



# Housing Density and Lot Size

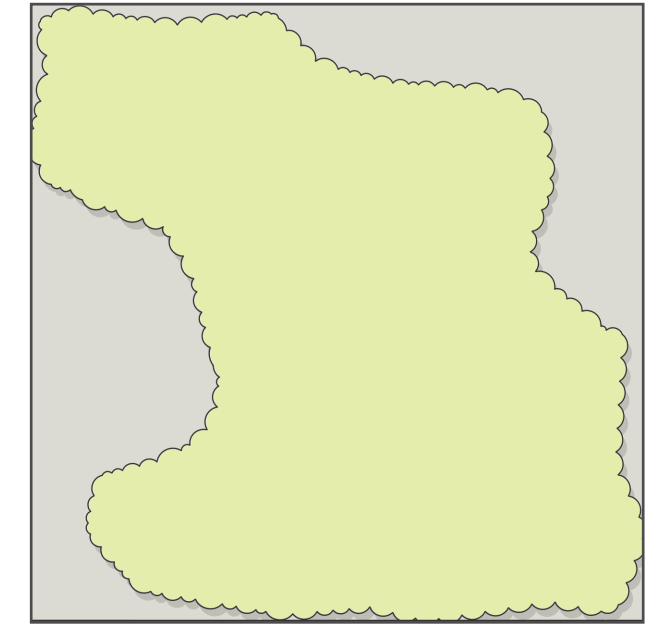
## Traditional Layout

Traditional subdivision layout on previously undeveloped land.



## Preservation Layout

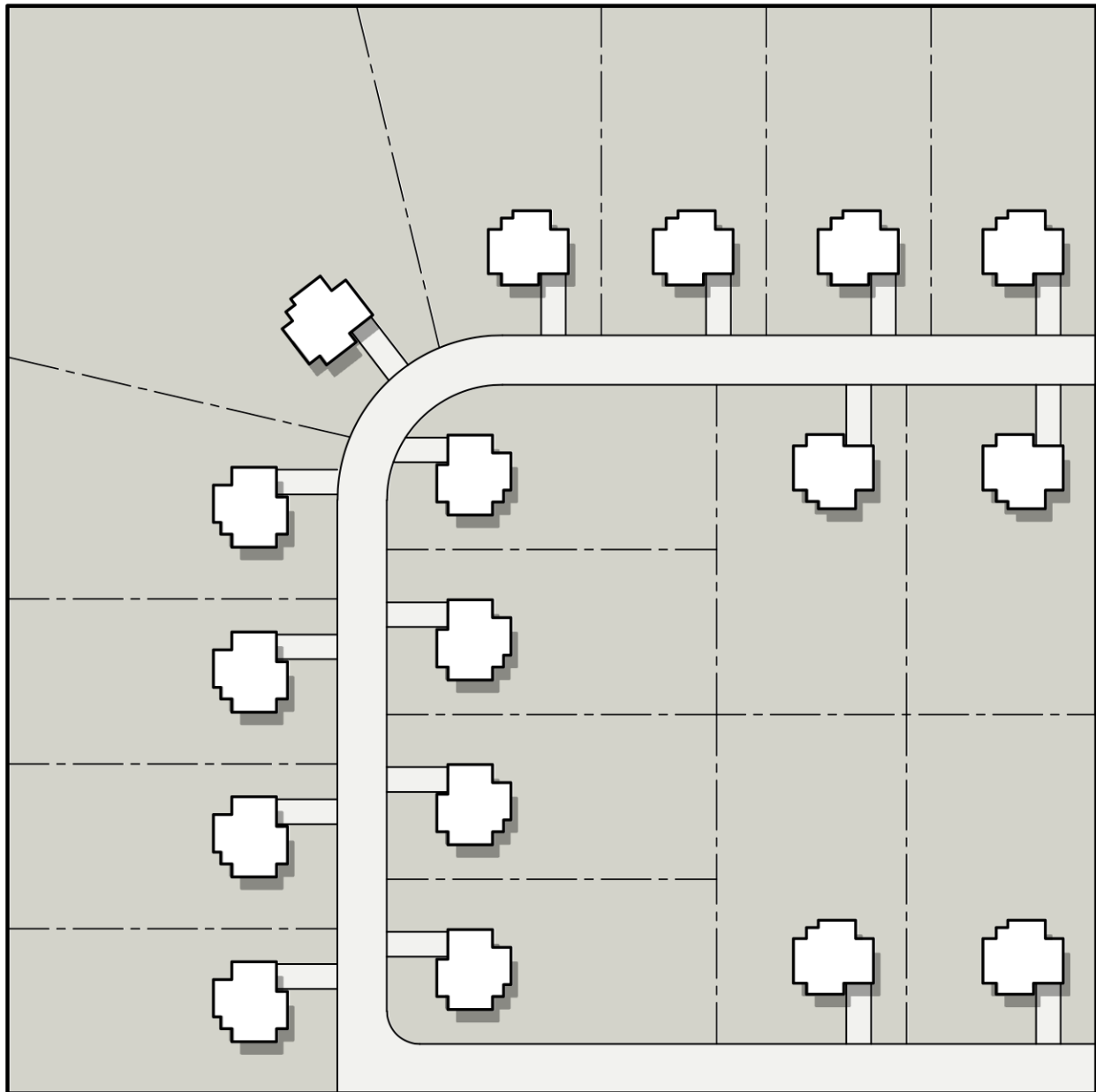
Using creative design to utilize buildable spaces within challenged tracts of land.



### Low Density (0-2.5 DU / Acre) Comparable to Current R1 Zoning

#### Traditional Layout | 10 Acre Site

- 17 DU / 10 Acres
- 1.7 DU / Acre

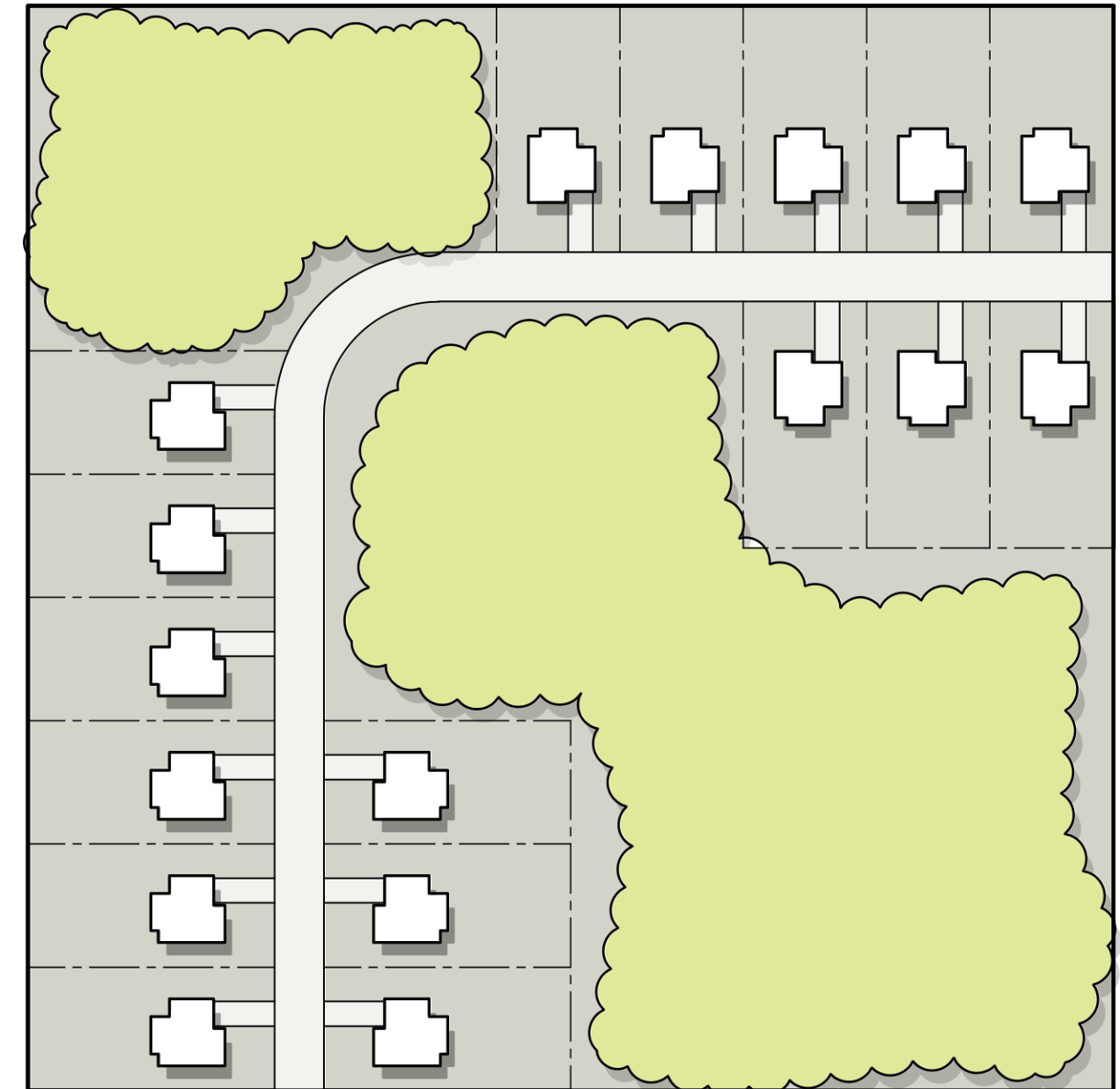


#### Preservation Layout | 10 Acre Site

- 17 DU / 10 Acres
- 1.7 DU / Acre

#### Permitted Housing Types

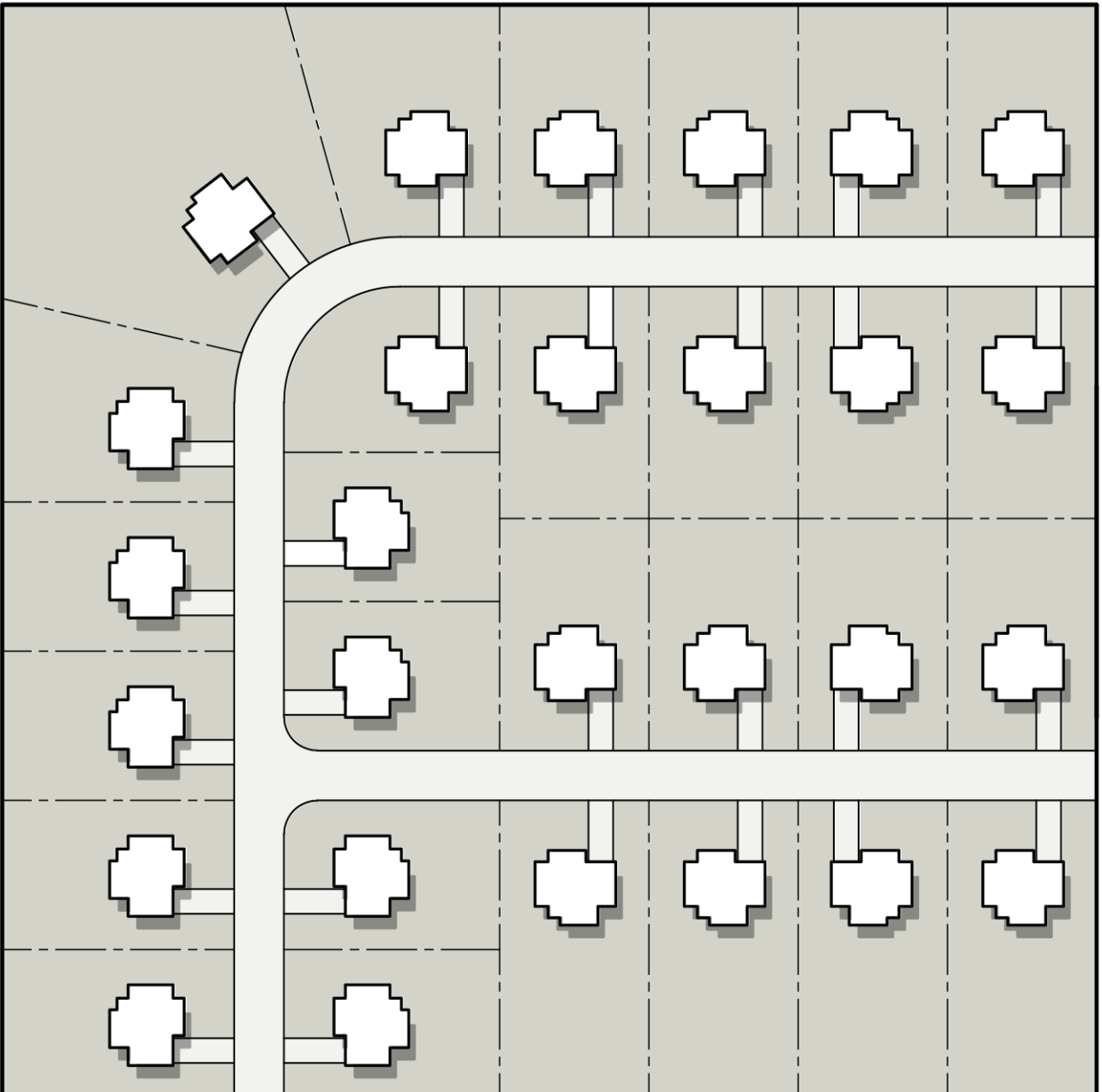
- Single-Family Detached
- Accessory Dwelling Units
- Duplex



### Medium Density (2.5-5.0 DU / Acre) Comparable to Current R3 & R4 Zoning

#### Traditional Layout | 10 Acre Site

- 28 DU / 10 Acres
- 2.8 DU / Acre

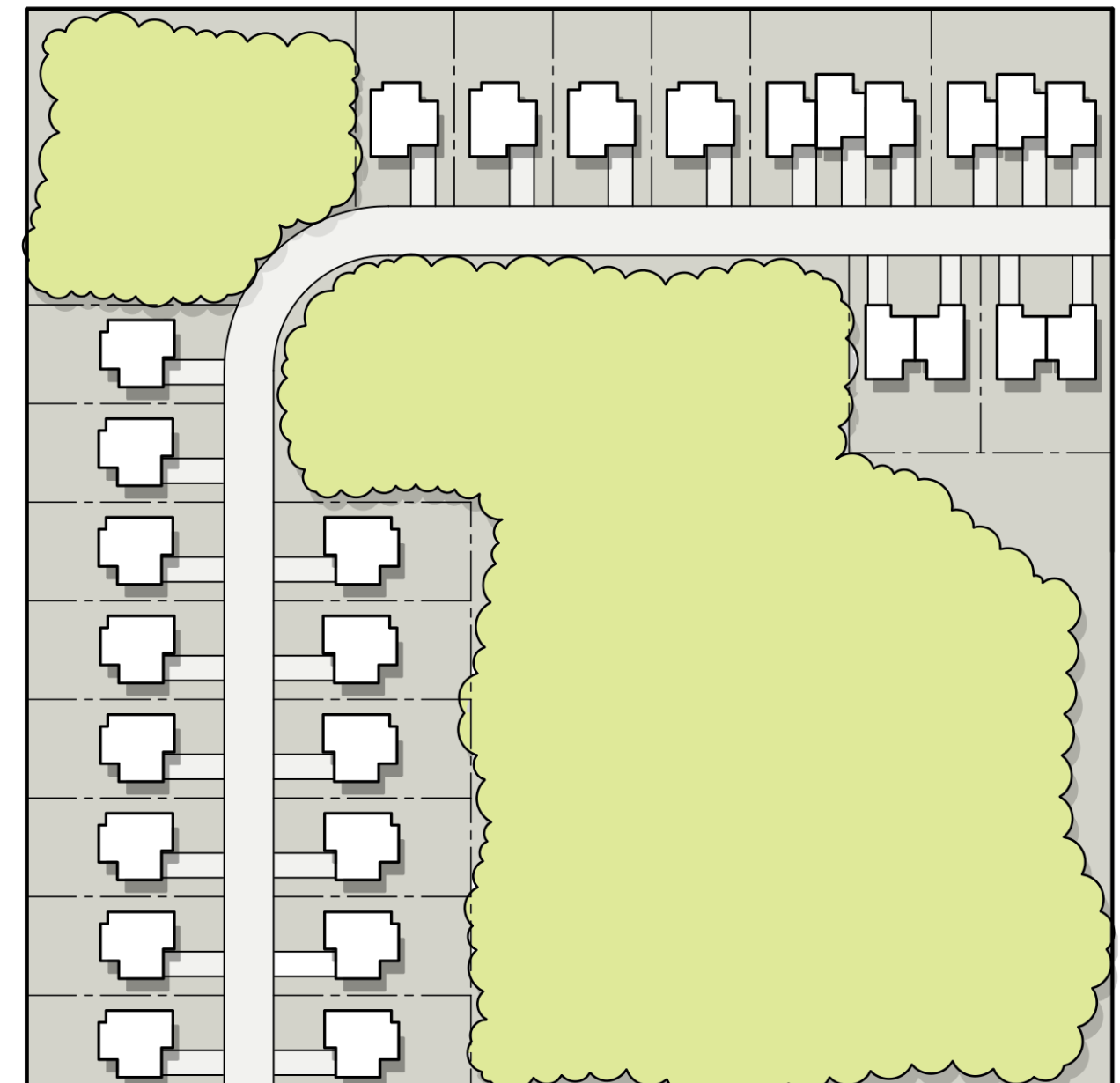


#### Preservation Layout | 10 Acre Site

- 28 DU / 10 Acres
- 2.8 DU / Acre

#### Permitted Housing Types

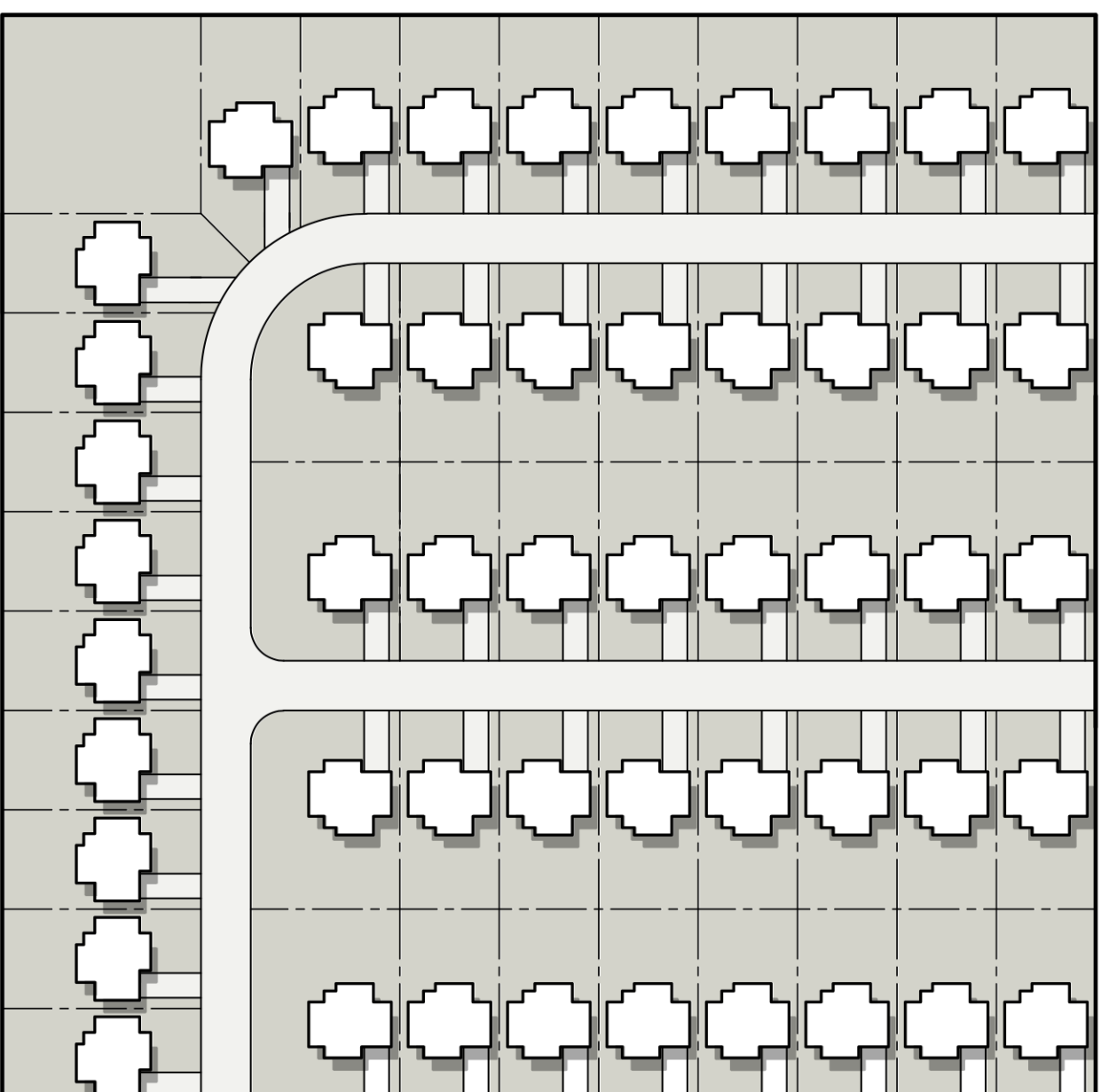
- Single-Family Detached
- Accessory Dwelling Units
- Duplex
- Townhouse



### High Density (5.0-7.5 DU / Acre) Comparable to Current R5 & R6 Zoning

#### Traditional Layout | 10 Acre Site

- 50 DU / 10 Acres
- 5 DU / Acre

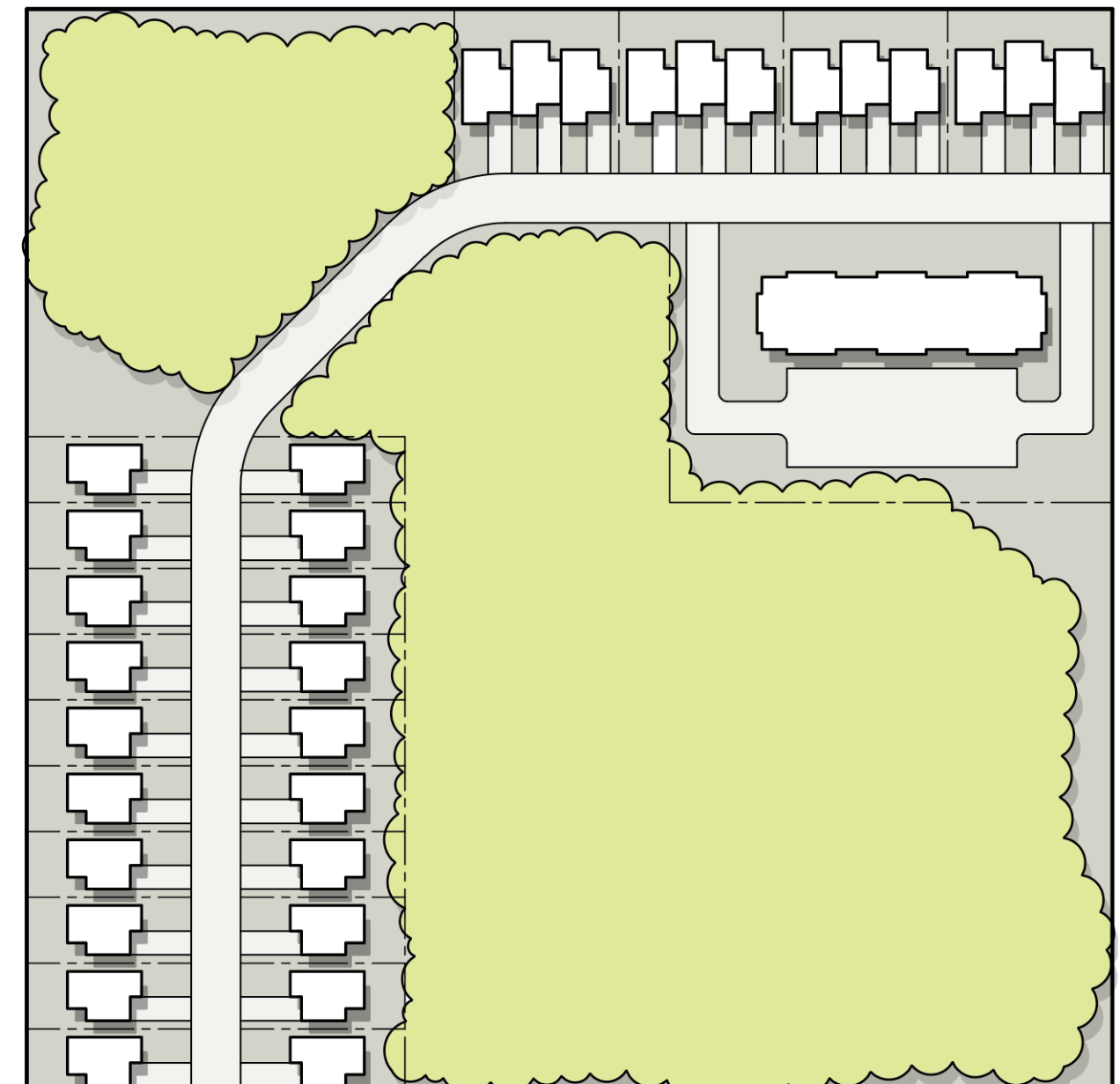


#### Preservation Layout | 10 Acre Site

- 50 DU / 10 Acres
- 5 DU / Acre

#### Permitted Housing Types

- Single-Family Detached
- Accessory Dwelling Units
- Duplex
- Townhouse
- Bungalow Court
- Small Apartment Complex
- Live/Work Units



# Infill and Redevelopment

## Issues



1. Current Ordinances do not address infill and redevelopment.

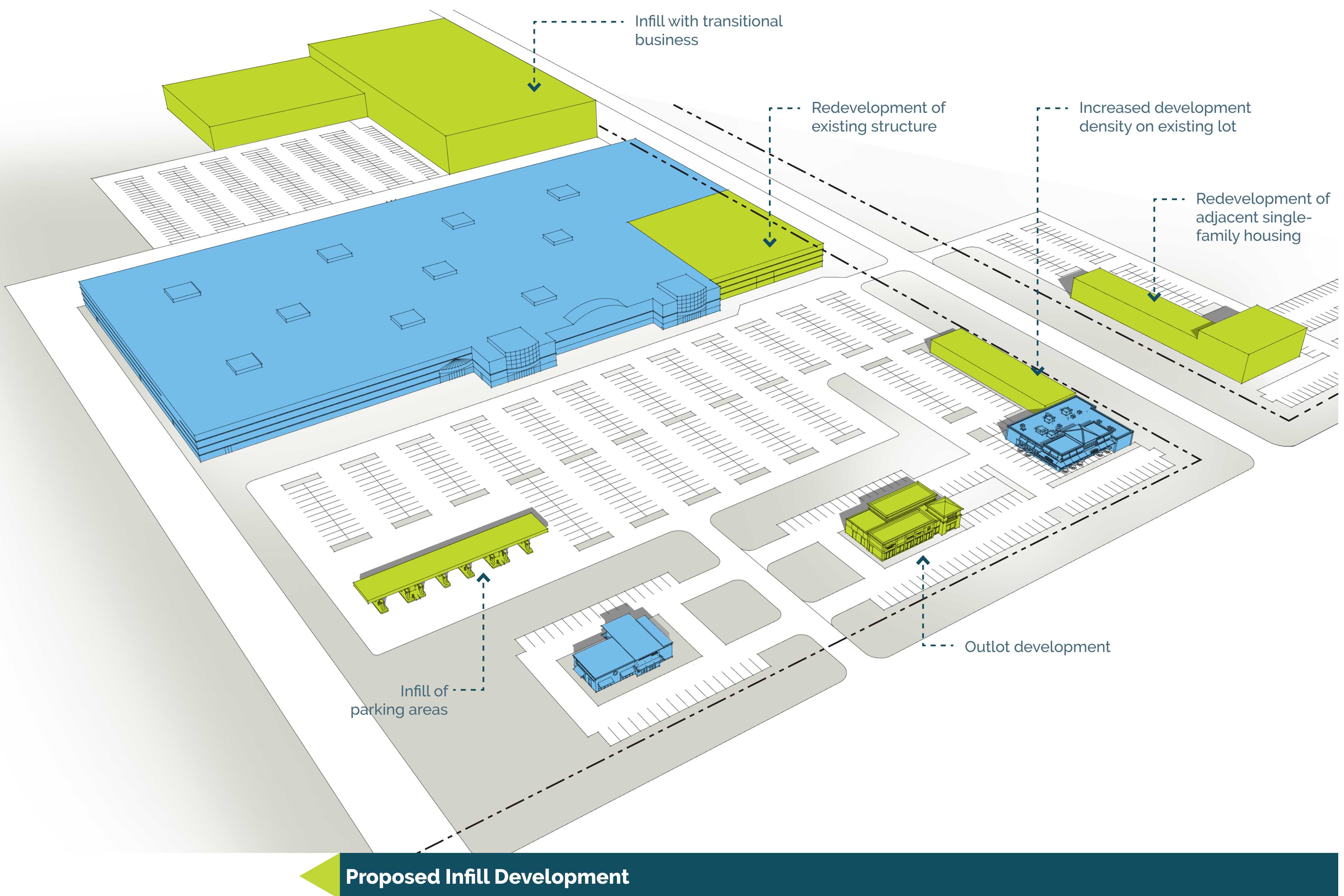
## Proposed Changes

1. Ordinances will establish standards for infill and redevelopment



### Legend

-  Existing development and outparcels
-  Infill development and outparcels



# Architectural Diversity

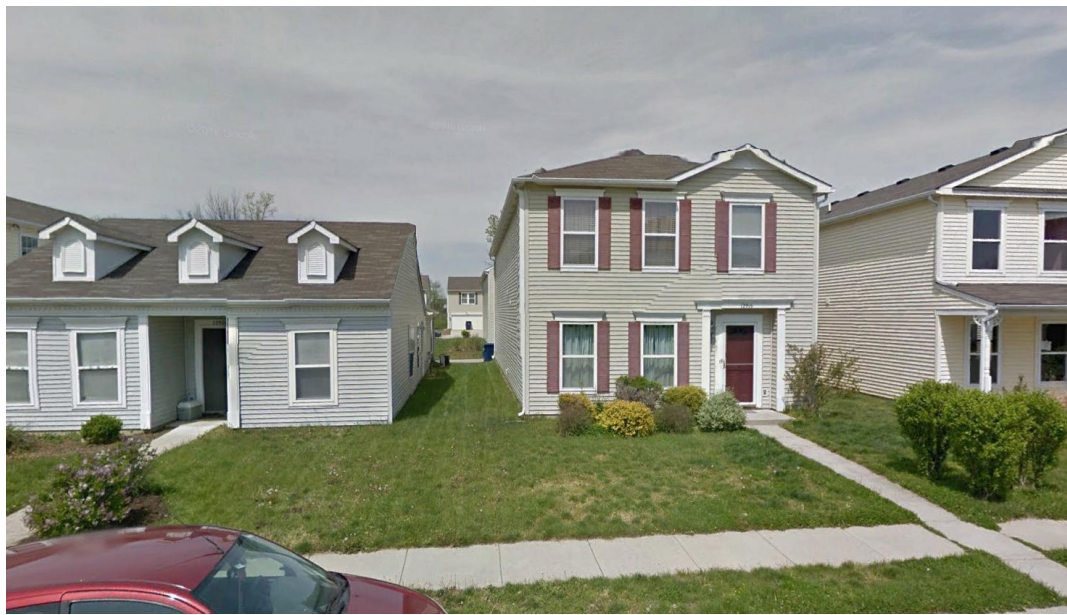
## Issues

1. Too much architectural monotony.
2. Standards do not encourage higher quality, durable and sustainable building materials.

## Proposed Changes

1. Encourage a variety of materials/textures in residential architectural design.
2. Encourage a variety of floor plan/elevation combinations in a residential subdivision.
3. Encourage a diversity of elevations/colors/textures in adjacent houses.
4. Recognize that premium material use does not necessarily achieve diversity.

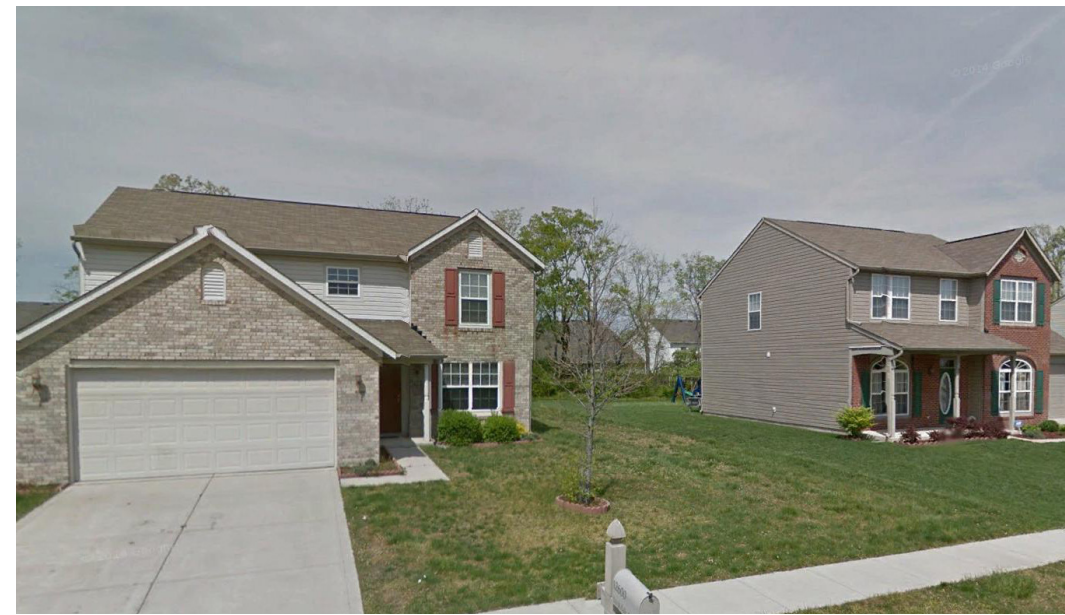
### Group 1



Google Earth.com



Google Earth.com



Google Earth.com

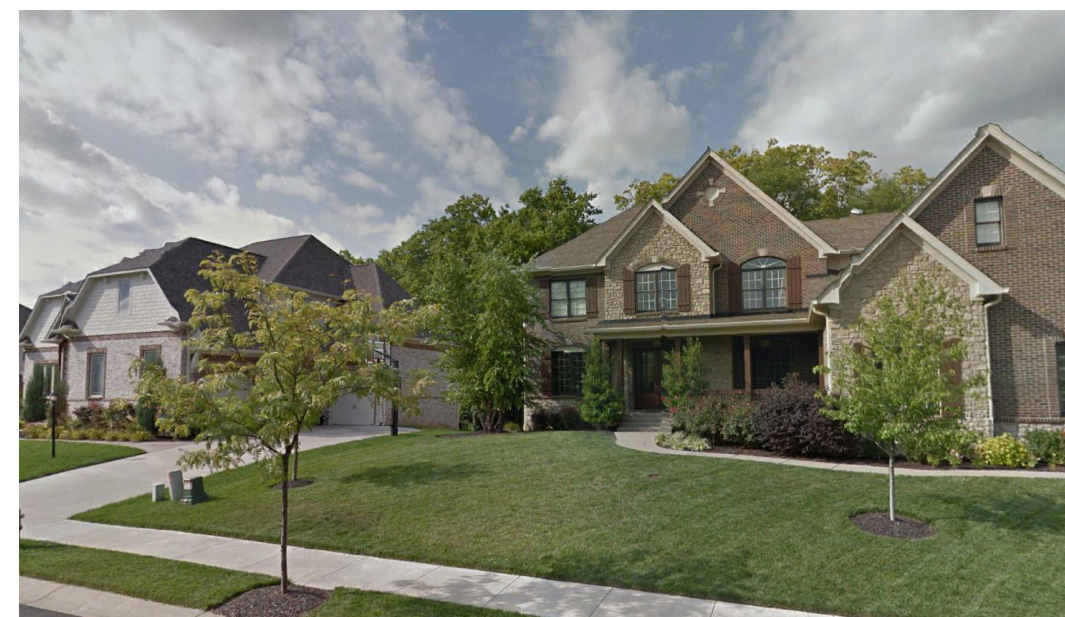


Pinterest.com

### Group 2



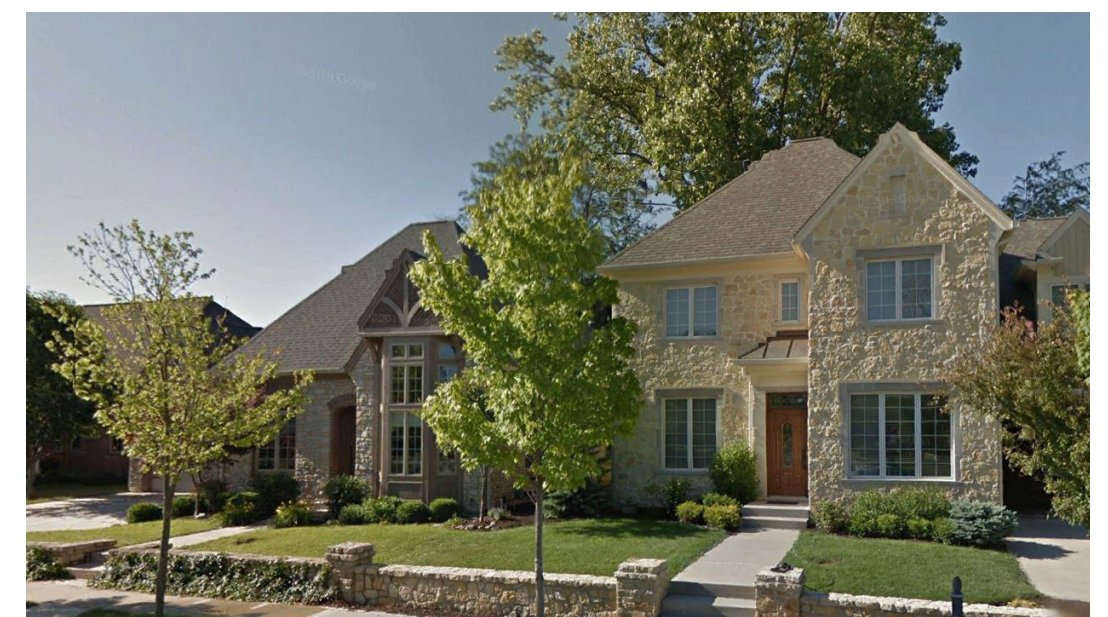
Google Earth.com



Google Earth.com



Pinterest.com



Google Earth.com

### Group 3



Pinterest.com



<https://www.flickr.com/photos/hdihometexas/6967908069/in/album-72157629549323245/>



<http://parcala.co/big-brick-houses/>

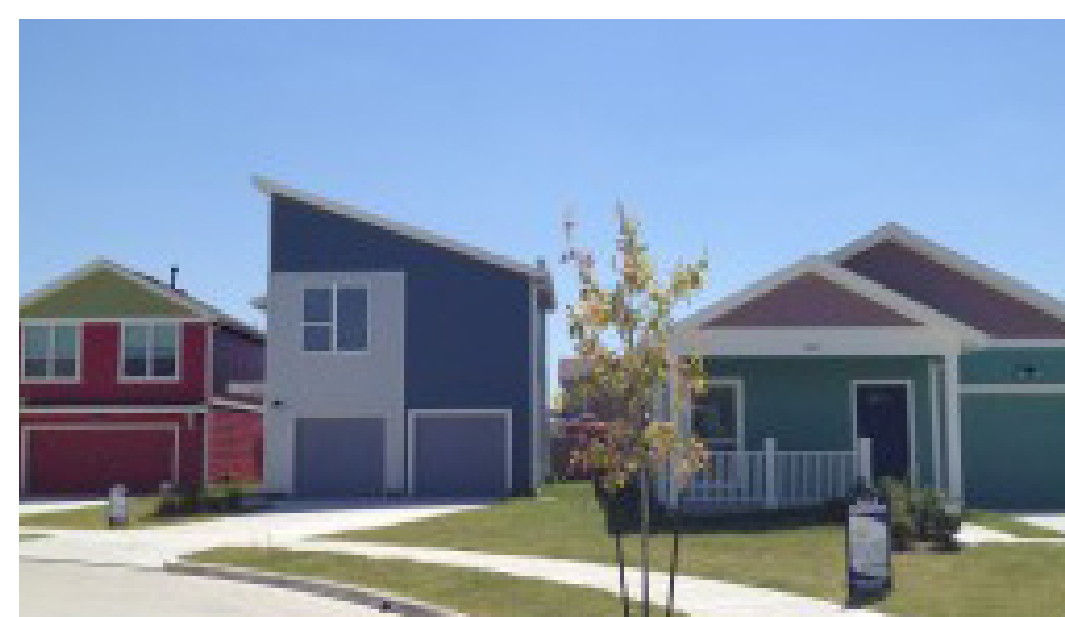


<https://blog.chron.com/primeproperty/2012/03/single-story-style/#photo-68062>

### Group 4



Google Earth.com



[https://www.housingfinance.com/developments/avenue-cdc-creates-affordable-for-sale-subdivision-in-houston\\_0](https://www.housingfinance.com/developments/avenue-cdc-creates-affordable-for-sale-subdivision-in-houston_0)



Pinterest.com



Pinterest.com

### Group 5



Google Earth.com



Pinterest.com



<https://www.livetowivers.com/news/>



<https://www.slideshare.net/brianspitzig/traditional-neighborhood-development-daybreak>

# Process

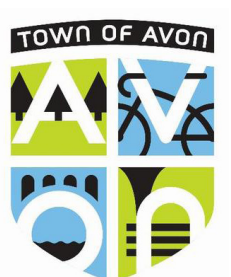
## Issues

1. Roles and responsibilities of staff, Plan Commission, BZA, and Town Council need clarified and realigned to create a fair evaluation process that encourages high quality development

## Proposed Changes

1. Delegate secondary plat approvals and development plan approvals to the planning staff.
2. Use subcommittees to the Plan Commission to improve the review process

\*Proposed Process Changes shown in red.



# Planned Unit Developments (PUD)

## Issues

1. Current ordinance standards force developments into PUD process.

## Proposed Changes

1. Should be limited to master planned developments that are 1) Larger scale 2) Higher intensity of mixed uses including residential and commercial use 3) Housing products that are not defined within the new UDO.

## Master Planned Developments



lordaecksgargent.com

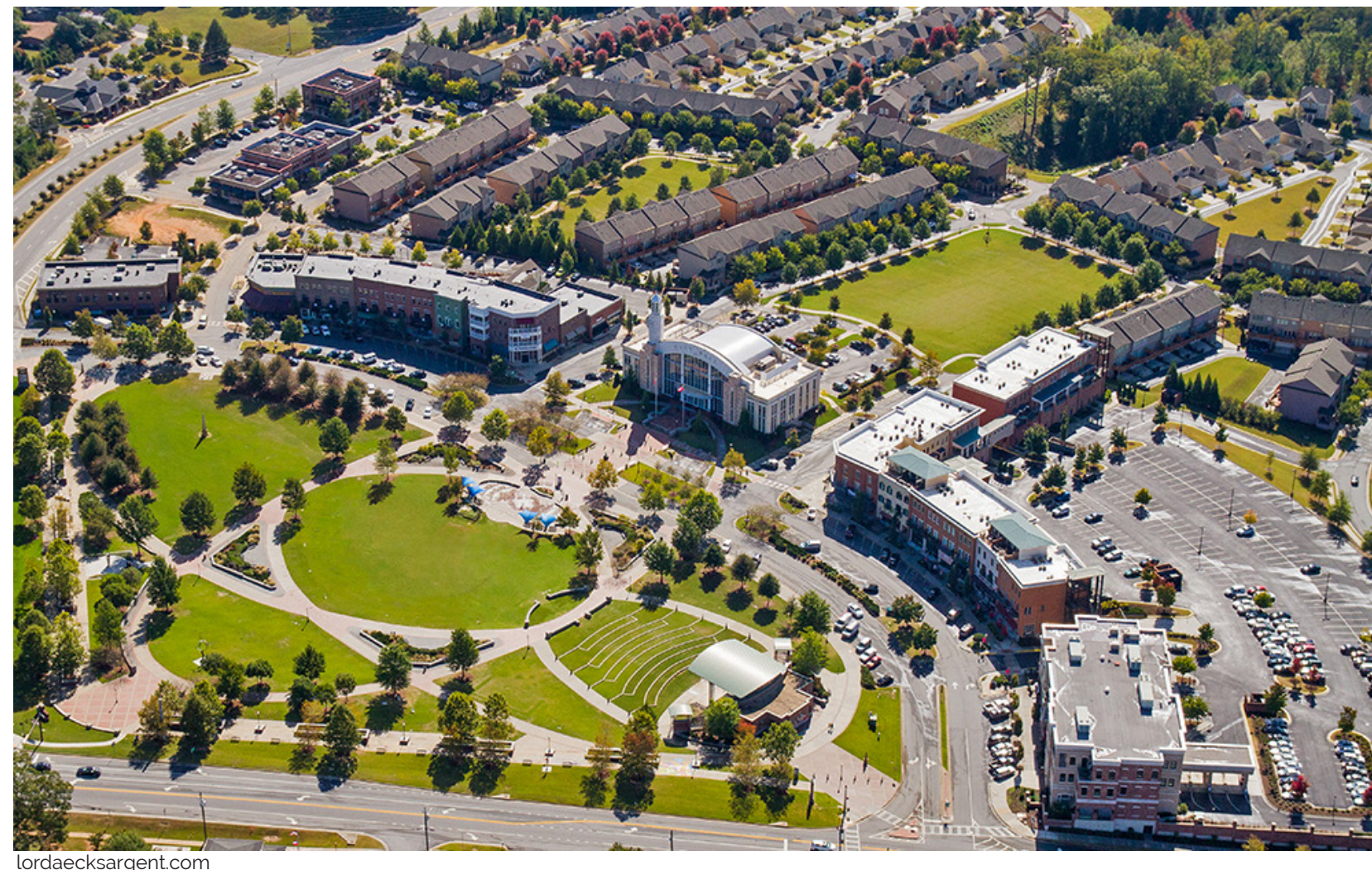


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## Larger Scale Intensity Developments



shookkelly.com



lordaecksgargent.com

## Increased Mixing of Uses



multifamilyexecutive.com



shookkelly.com

## Alternative Housing Products



lordaecksgargent.com



Youtube\_Living Big