

Planning & Development

ZONING FOR THE MISSING MIDDLE

Check-in & Options



Raleigh

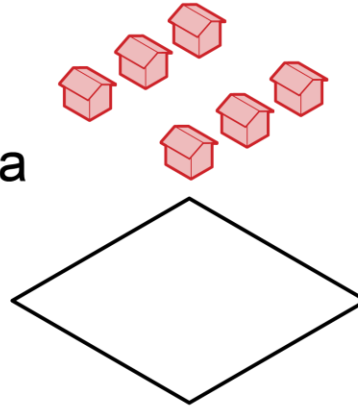


Option 3: A form-based approach

- Regulate land area and dimension, not density
- Build on existing minimum lot dimensions
- Allow the same yield for townhouses and duplexes
- Allow townhouses in R-2 and R-4 only when significant open space is protected
- Revise the standards for apartments in R-10 to align with the above changes

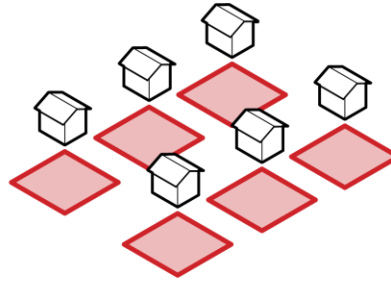
Option 3 – Regulate land area, not density

A Dwelling Units/Land Area approach (current):



6 dwelling units allowed per one acre of land in R-6

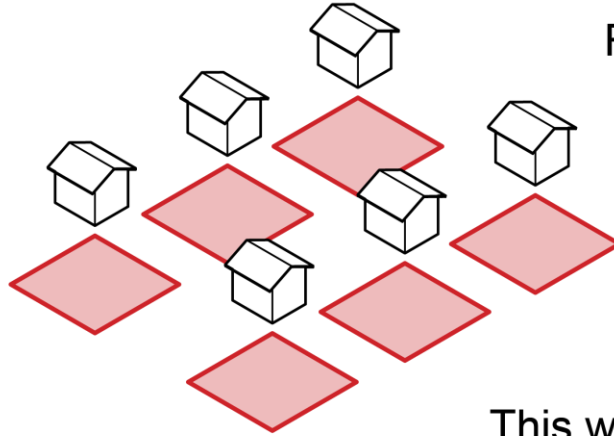
A Land/Dwelling Unit approach (proposed):



Minimum area of land required for one dwelling unit for R-6

Why Land Area per Unit?

Clear and consistent application
of density



Remove barriers that prohibit
different types of housing being
built on min. lot sizes

Allows different standards
for different building types

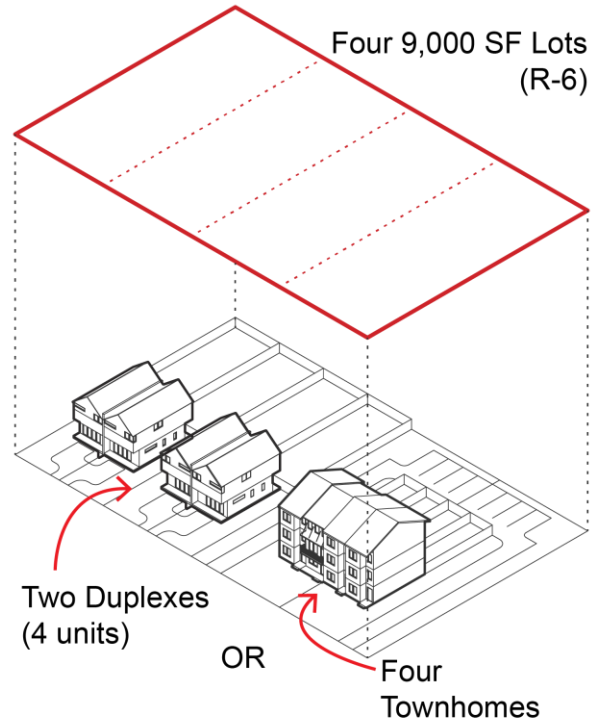
This would eliminate inconsistencies
in the UDO between minimum lot
sizes and density requirements

Appropriate standards are already in the UDO

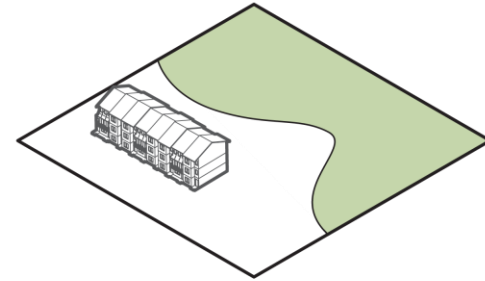
Option 3 – Standards by building type

Duplex and Townhouse

Allow similar density for townhouses & duplexes



Require significant open space for low-density townhouse developments (R-2, R-4)



Use existing Compact & Conservation options

Existing Duplex Standards

Standard	R-2	R-4	R-6	R-10
Min. lot area	n/a	n/a	9,000	6,000
Min. lot width	n/a	n/a	60	50
Min. lot depth	n/a	n/a	80	60
Density (max)	2 du/ac	4 du/ac	6 du/ac	10 du/ac

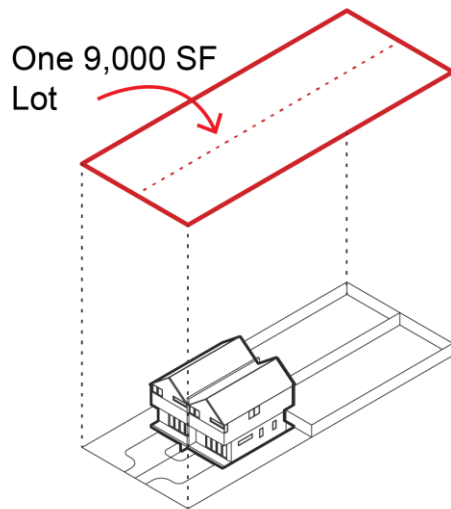
Option 3 Duplex Standards

Standard	R-2	R-4	R-6	R-10
Min. lot area	30,000*	15,000	9,000	6,000
Min. lot width	80	65	60	50
Min. lot depth	80	80	80	60
Site area/unit	15,000	7,500	4,500	3,000

* R-2 and R-4 lot area minimums 150% of detached

R-6 Duplex Standard Comparison

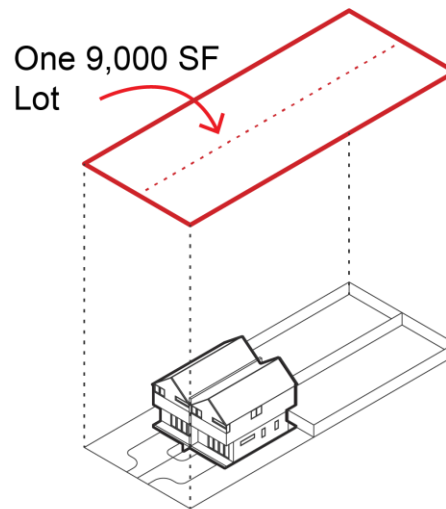
Existing Duplex Standards



One duplex (two units) on a 9,000 square foot lot is 9.68 units per acre.

This would not be permitted

Proposed Duplex Standards



One duplex (two units) can be built on the 9,000 SF site.

R-6 would permit one duplex unit per 4,500 SF of site area.

Existing Townhouse Standards

Standard	R-6	R-10
Min. site area	n/a	3,300
Min. site width	n/a	44
Min. lot area	n/a	n/a
Min. lot width	n/a	16
Density (max)	6 du/ac	10 du/ac

Option 3 Townhouse Standards

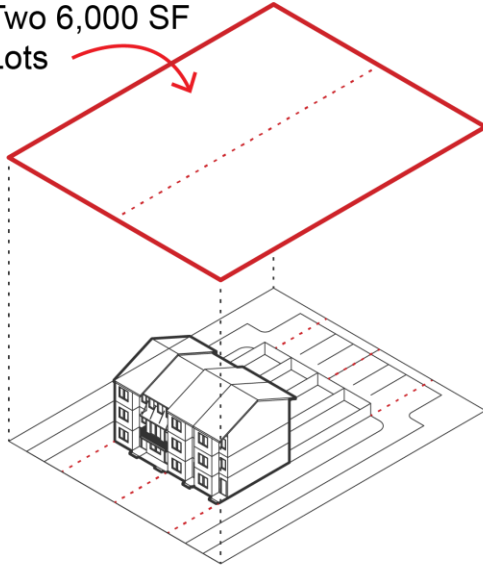
Standard	R-6	R-10
Min. site area <u>per unit</u>	4,500	3,000
Min. site width	65	50
Min. lot area	n/a	n/a
Min. lot width	n/a	16
Density (max)	6 du/ac	10 du/ac

Site area per unit and site width match duplex standards

Option 3 Townhouse Standards

Existing Townhouse Standards

Two 6,000 SF
Lots

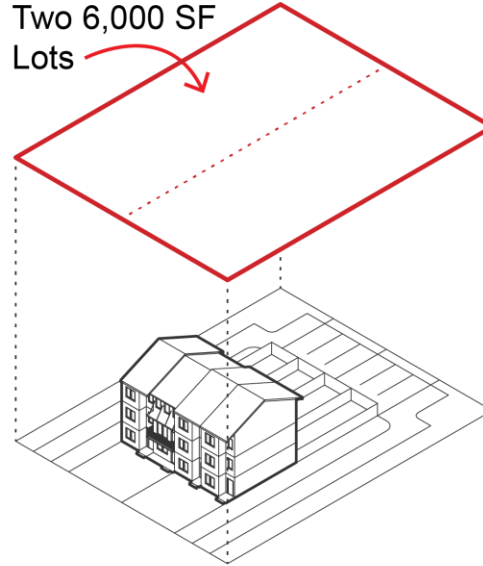


Four townhomes on two 6,000
square foot lots is 14.5 units per
acre.

This would not be permitted.

Proposed Townhouse Standards

Two 6,000 SF
Lots



Four townhomes can be built on the
12,000 SF site.

R-10 would permit one townhouse
unit per 3,000 SF of site area.

Option 3 – Apartment Buildings in R-10

	Current Code	Option 3
Min. Lot Area	15,000	10,000
Min. Lot Area/Unit	n/a	2,500
Density	10 du/acre	n/a

Effective maximum density is 17.4 units per acre

A quadraplex could be built on a 10,000 square foot lot

Option 3 Townhouses in R-4



Compact Development Option

District	Detached	Duplex	Townhouse	Apartment
R-2	✓	✓		
R-4	✓	✓	<u>✓</u>	
R-6	✓	✓	✓	
R-10	✓	✓	✓	✓

Density set by land area/unit by building type

Option 3 Townhouses in R-2



Conservation Development Option

District	Detached	Duplex	Townhouse	Apartment
R-2	✓	✓	<u>✓</u>	
R-4	✓	✓	<u>✓</u>	
R-6	✓	✓	✓	✓
R-10	✓	✓	✓	✓

Density set by land area/unit by building type

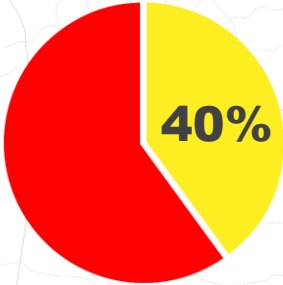
As-of-right Duplexes by UDO zoning district

District	Total Lots	Lots Meeting	
		Minimum Site Area	Percent
R-10	21,694	8,751	40%
R-6	40,581	14,710	36%
R-4	45,443	19,947	44%
R-2	1,149	622	54%

***Total Lots excludes non-residential uses
(e.g. schools, churches, daycare, etc.)**

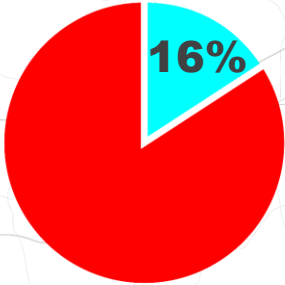
As-of-right lot sizes in R-10

Duplex



- Lots meet minimum site area standard for Duplex
- Lots meet minimum site area standard for Quad
- Lots do not meet minimum site area standard for Duplex or Quad

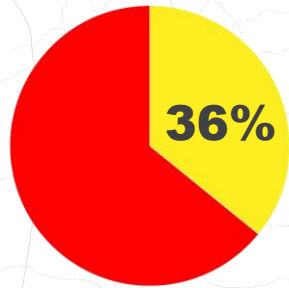
Quad



- Corporate Limits
- ETJ

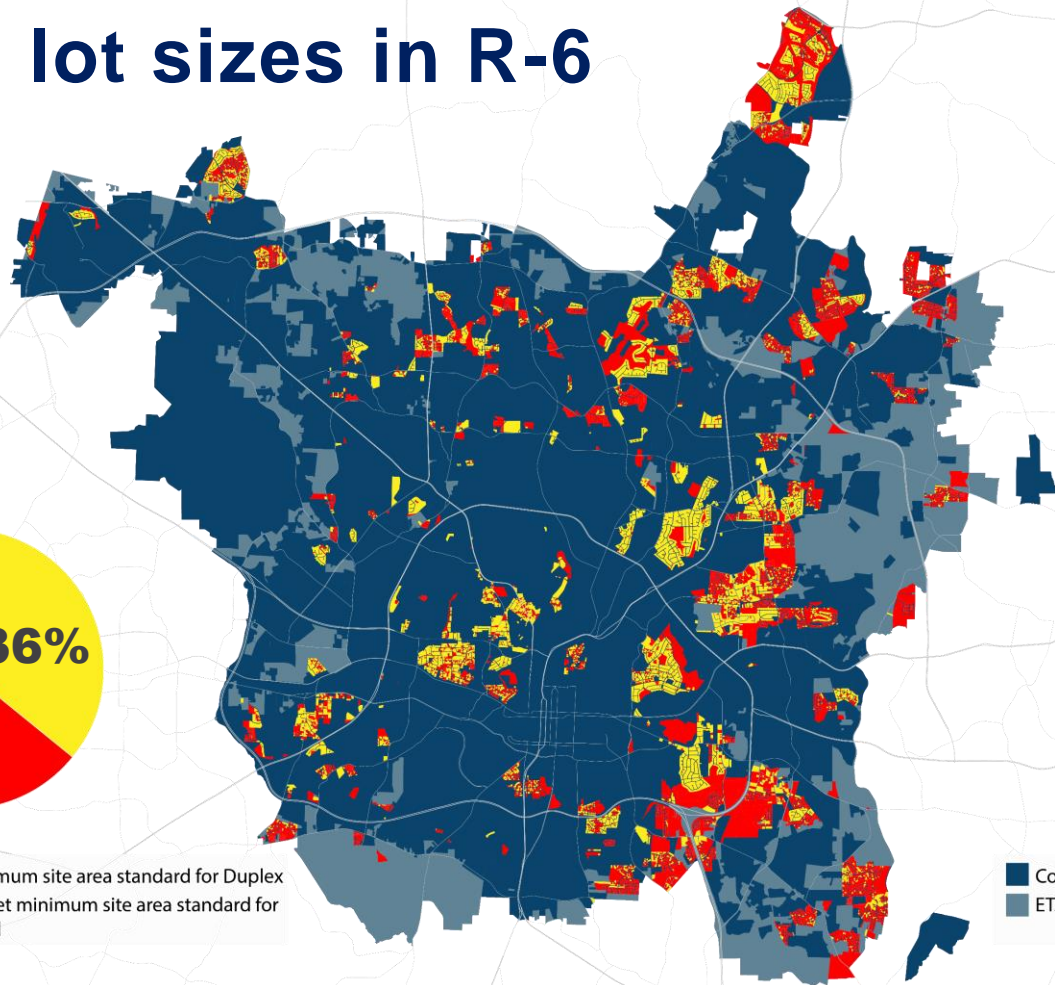
As-of-right lot sizes in R-6

Duplex



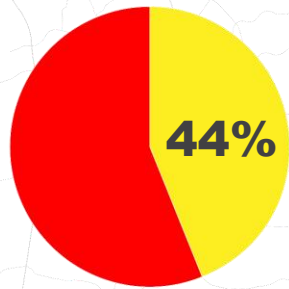
- Lots meet minimum site area standard for Duplex
- Lots do not meet minimum site area standard for Duplex or Quad

- Corporate Limits
- ETJ



As-of-right lot sizes in R-4

Duplex

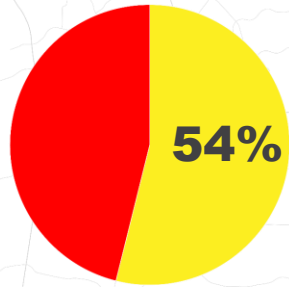




- Lots meet minimum site area standard for Duplex
- Lots do not meet minimum site area standard for Duplex or Quad



- Corporate Limits
- ETJ

As-of-right lot sizes in R-2

Duplex



-  Lots meet minimum site area standard for Duplex
-  Lots do not meet minimum site area standard for Duplex or Quad

-  Corporate Limits
-  ETJ

Option 3 Summary

- Utilizes existing UDO standards and tools—meaningful but evolutionary change
- Rationalizes duplex and townhouse standards—makes fee-simple duplex housing easier to build
- Improves Compact and Conservation development options—promotes open space preservation
- Preserves overall intent—provides significant opportunities for missing middle

Comparison with Current Code

Maximum Yield/Acre

	Current Code	Option 3			
Detached (small subdivision)				Townhouse	
R-2	2	2.18		n/a	2.90
R-4	4	4.36		n/a	5.81
R-6	6	7.26		n/a	9.68
R-10	10	10.89		10	14.52
Attached				Apartment	
R-2	n/a	2.90		n/a	n/a
R-4	n/a	5.81		n/a	n/a
R-6	6	9.68		n/a	n/a
R-10	10	14.52		10	17.42

Council Modifications

- Drop minimum lot for an apartment to 7,500 square feet to accommodate triplexes
- Consider special standards for small infill apartment buildings
 - New section in infill development standards

QUESTIONS?

