

ZONING FOR DIVERSE HOUSING TYPES

Henry Honorof, Welcoming Neighbors Network

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Tim Corcoran, Director of Planning & Community
Resources, South Bend, IN

Mayor Lucy Vinis, Eugene, OR

Moderator: Mayor Satya Rhodes-Conway, Madison, WI

SUMMER
2022

WIFI: event0564

Password: p7z4;r3o7;a5o9

ZONING FOR DIVERSE HOUSING TYPES

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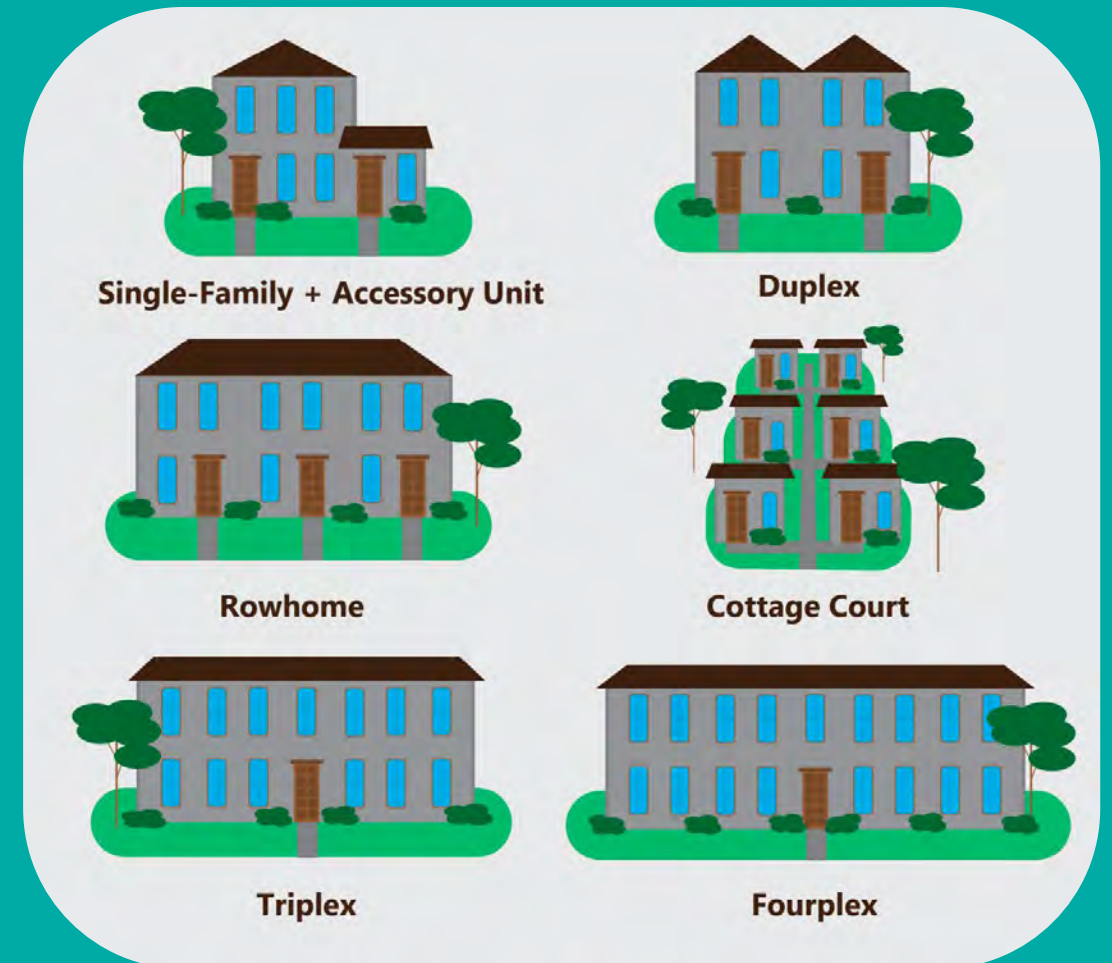
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Tackling housing shortages
& the high costs &
displacement they cause in
your city...

...through “Missing Middle”
housing and other abundant
housing reforms.



Insight from community groups behind recent pro-housing wins

Welcoming Neighbors Network member organizations were the lead policy advocates for the most significant housing reforms in America over the last five years.



Passed landmark, bipartisan statewide abundant housing reforms.



Passed landmark citywide reforms legalizing 3 to 6 homes on every residential lot.



Won major neighborhood upzones and affordable housing zoning overlays.

What is “Missing Middle” housing?



Why is it “Missing”?

US home options before
mid-20th century bans



US home options after
mid-20th century bans



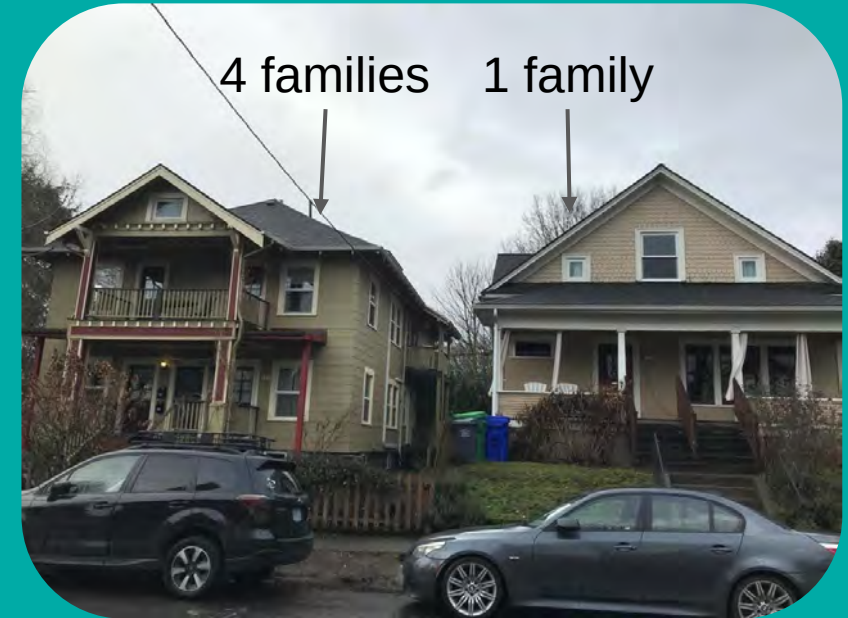
Why is it helpful?



Multiple families share cost of expensive land, lowering prices for each family.



Fit the needs of many different types of modern family arrangements



Integrates smoothly into the existing look of the neighborhood.

Who does it serve?

1-unit detached

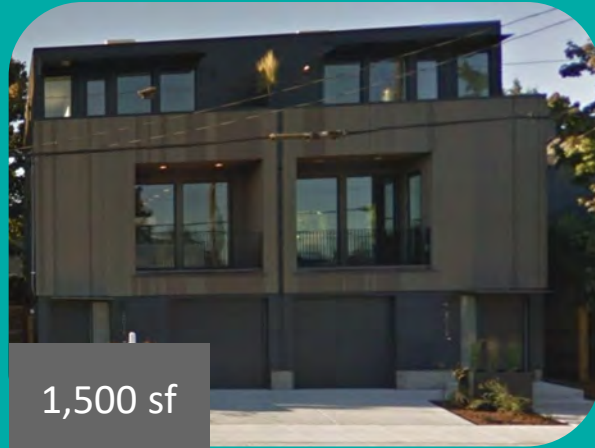


2,500 sf

For sale: \$772,500
For rent: \$5,400/mo

Can buy @ 170% MFI
(1 lawyer + 1 teacher)
Can rent @ 280% MFI
(1 doctor + 1 lawyer)

Duplex



1,500 sf

For sale: \$463,500
For rent: \$3,255/mo

Can buy @ 110% MFI
(1 teacher + 1 chef)
Can rent @ 170% MFI
(1 lawyer + 1 teacher)

Triplex



1,100 sf

For sale: \$360,500
For rent: \$2,500/mo

Can buy @ 90% MFI
(1 chef + 1 waiter)
Can rent @ 120% MFI
(1 accountant + 1 chef)

Fourplex



875 sf

For sale: \$270,375
For rent: \$1,900/mo

Can buy @ 80% MFI
(1 chef + 1 receptionist)
Can rent @ 100% MFI
(1 chef + 1 waiter)

Newly constructed housing prices modeled by Johnson Economic for City of Portland in 2018

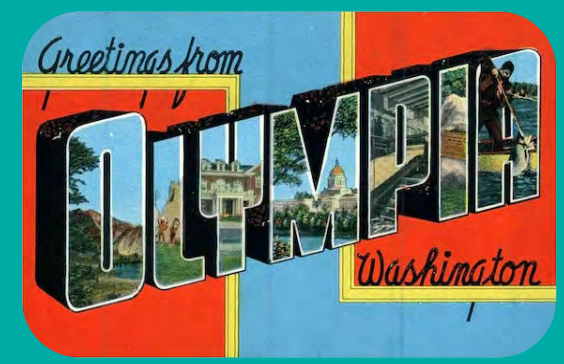
In 2018, Minneapolis, MN became the first major city to re-legalize triplexes citywide. In 2022, Charlotte, NC joined them.



In 2020 & 2022, Portland, Oregon re-legalized
a host of middle housing types citywide.



Middle housing re-legalization is sweeping the nation
(an incomplete list)



Middle housing re-legalization is a crucial ingredient in a suite of necessary solutions to the housing cost crisis.



Transit-oriented development



Apartments near jobs



Subsidized affordable housing



Reasonable tenant protections

The path to legalizing middle housing (and other abundant housing options)



What we do as advocates to make middle housing reforms easier to pass:

Build alliances and partnerships
to cover the issues &
constituencies decision-makers
care about.



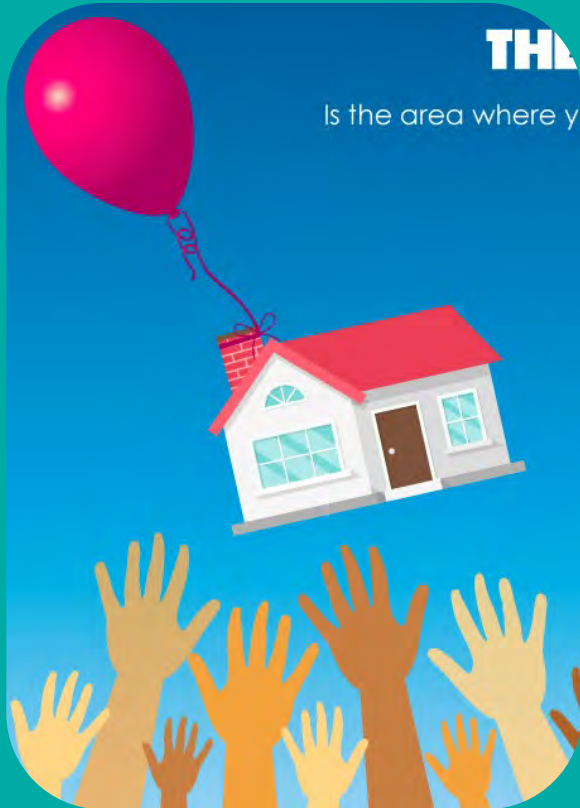
Grow & train an activatable
grassroots testifier base to
create political cover to act.



Herd cats (aka coordinate the
coalition) during public comment to
show broad & deep support.



What you can do as elected leaders to make middle housing reforms easier to pass:



Explicitly and regularly name the housing shortage as a major problem driving up housing costs.



Design public engagement processes to hear from a representative slice of the city.



Work in partnership with community groups to make sure we do our politics right.

Name the housing shortage as a major problem.

*Everybody knows *something* is wrong with the housing market
but the crux of the problem is not always obvious.*

How you define the problem will define what solutions will seem acceptable.

Not the Problem:

- ✗ *Too many people / the wrong people are moving here*
- ✗ *New apartments are too tall/ugly/luxury/X,Y,Z*
- ✗ *The architectural character of neighborhoods is changing*

The Problem:

- ✓ *There are not enough homes that regular, working people can afford in our city.*

Design public engagement processes to hear from a representative slice of the city.

*Of course city planning should include voices of average residents.
But how you design input processes drives whose input you get.*

How not to get representative input:

- ✗ *Hyper-local (neighborhood) hearings*
- ✗ *Scheduled when only retired people or people w/ flexible schedules can attend*
- ✗ *Only in-person options for oral comment*
- ✗ *Require commenters to come to you*

How to get representative input:

- ✓ *Scientific polling*
- ✓ *Outreach at community events*
- ✓ *Stakeholder groups*
- ✓ *Citywide hearings*
- ✓ *Interactive problem-solving*
- ✓ *Scheduled outside working hours w/ childcare*
- ✓ *Online & offline options*

Work in partnership with community groups.

If you want to pass pro-housing reforms, help us (i.e, allies outside of government) help you.



Remember that you will ALWAYS hear from NIMBY opponents, so more proponent voices will ~always be helpful.



Convene advocates regularly to share plans, updates, and intel, and coordinate action.



Keep advocates updated with intel that can guide our activities.

AND encourage your planners to go big.

Planning staff often negotiate against themselves & reduce their proposals in advance, for fear of political blowback.

Help them swing for the fences.



Be clear you want to really solve the problem & ask for real solutions.



Their job: Find the right answers.
Your job: Make the right answers politically possible.



Celebrate big ideas.

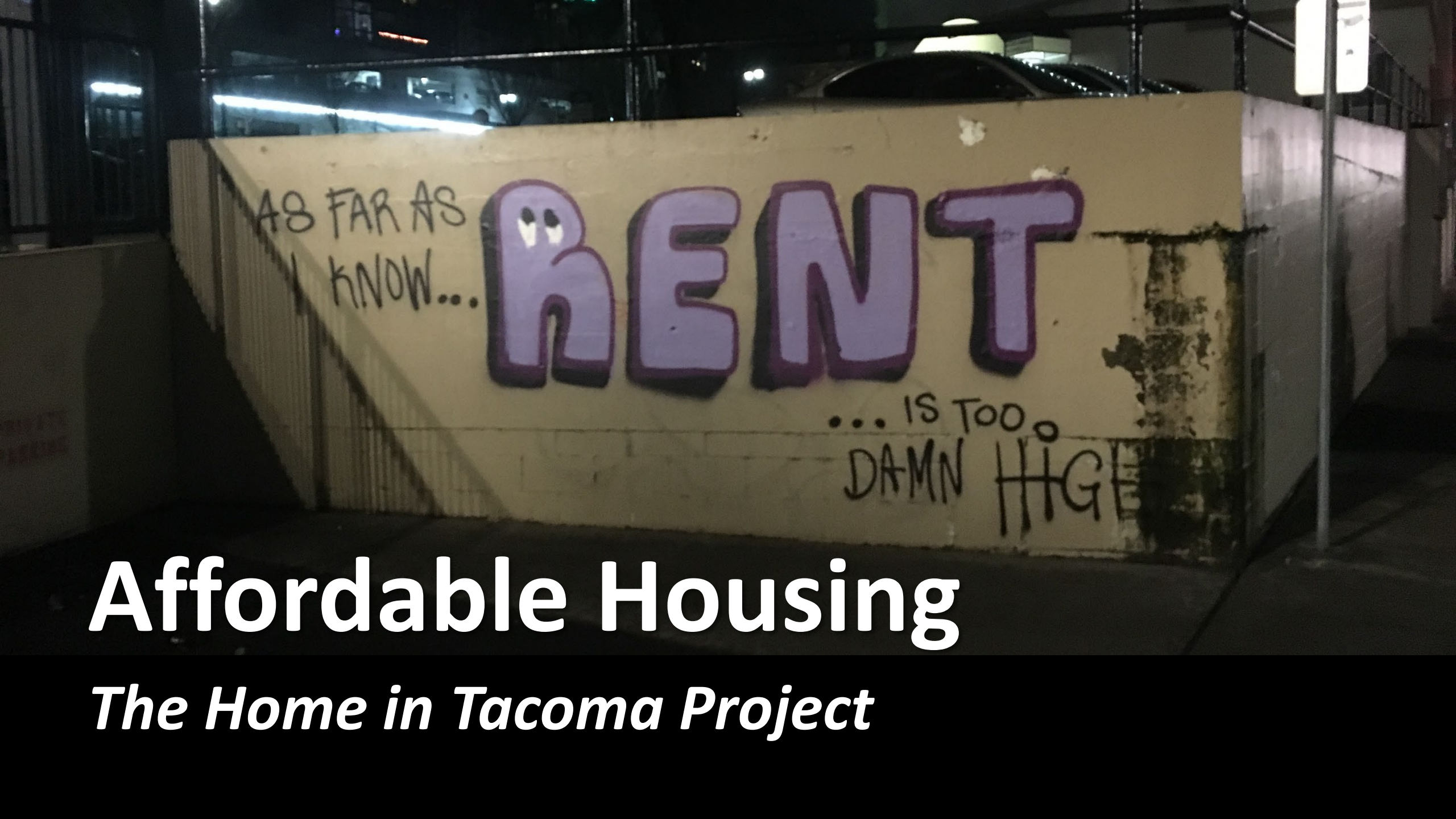
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AS FAR AS
I KNOW...

RENT

... IS TOO
DAMN HIGH

Affordable Housing

The Home in Tacoma Project

HOUSING COSTS (1990–2016)

+98%

Change in
MEDIAN HOME VALUE

+39%

Change in
MEDIAN RENT

+20%

Change in
MEDIAN HOUSEHOLD INCOME

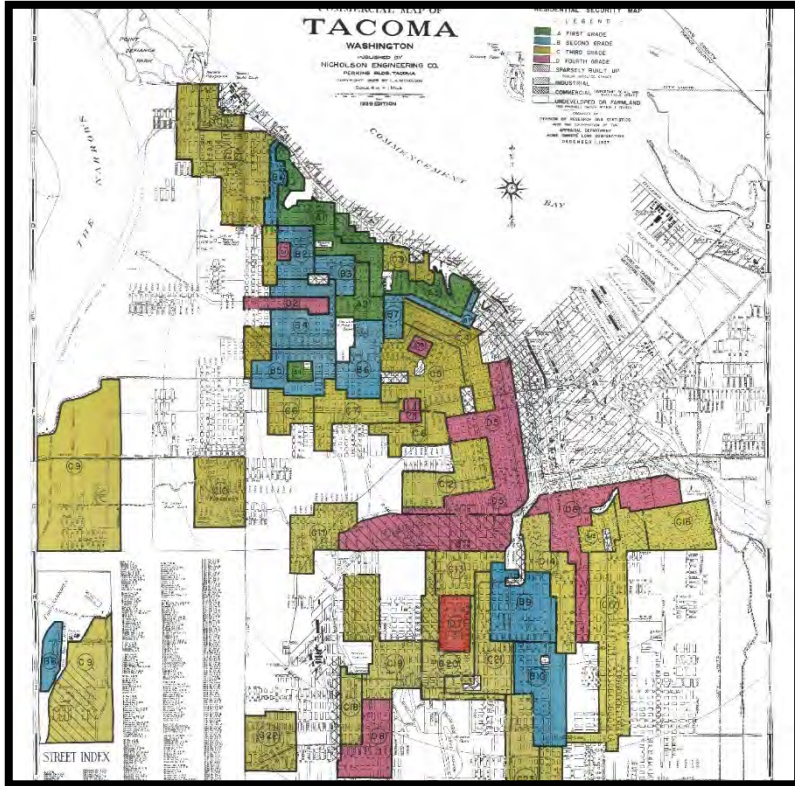
FAIR MARKET RENT

1 Bedroom: \$855

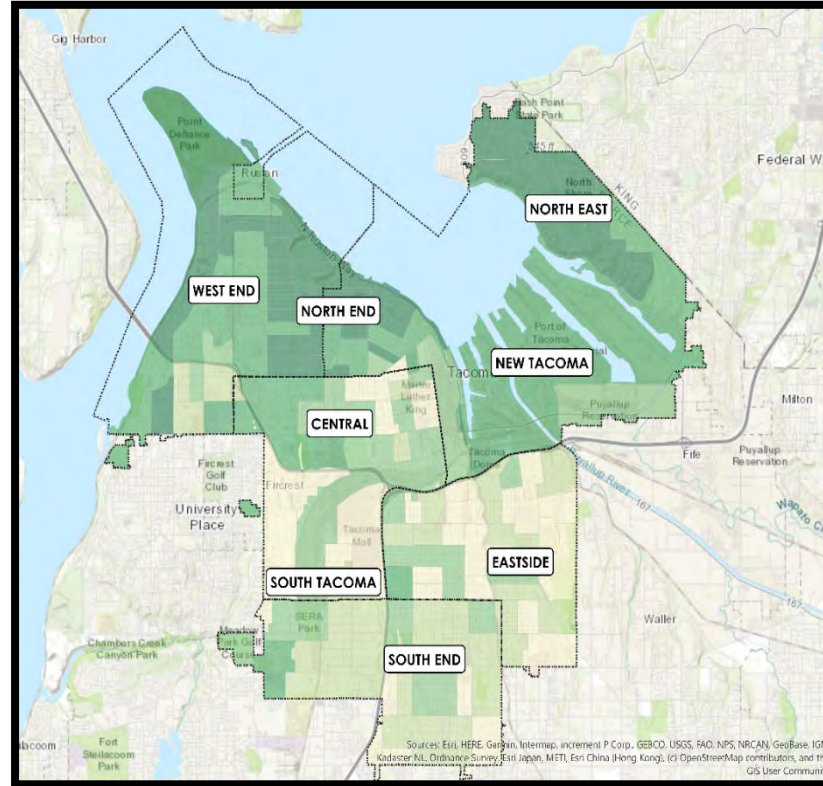
2 Bedroom: \$1,142

3 Bedroom: \$1,662

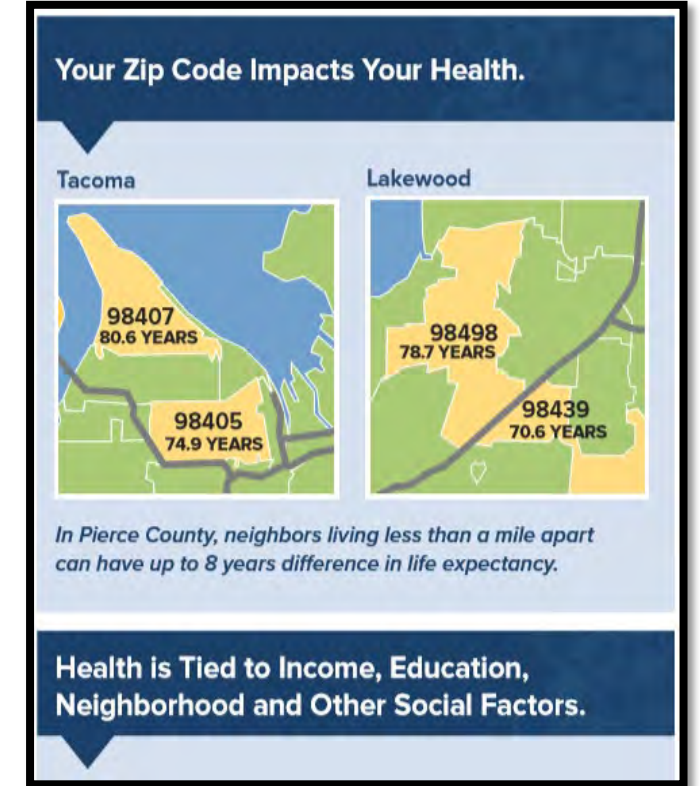
Affordability is an Equity Issue



FHA Residential Redlining (1937)

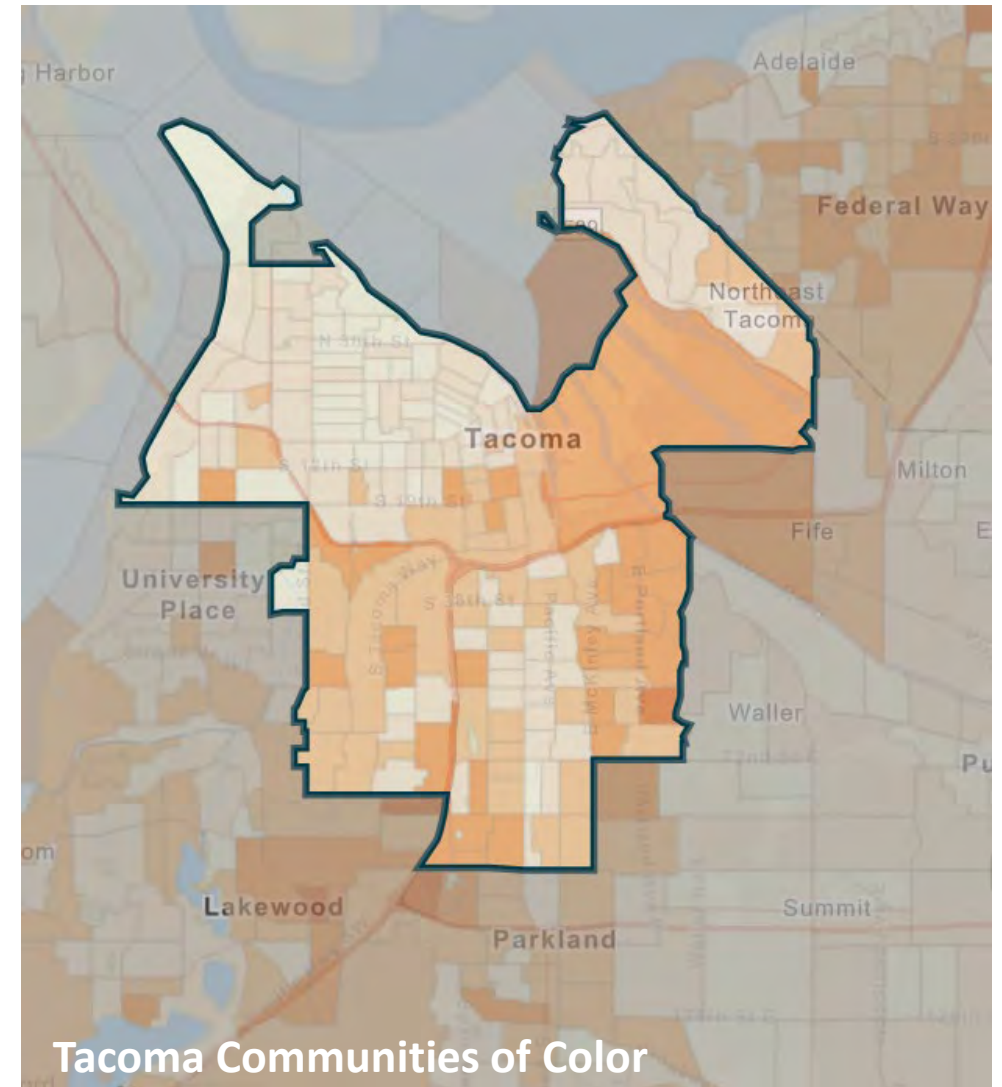
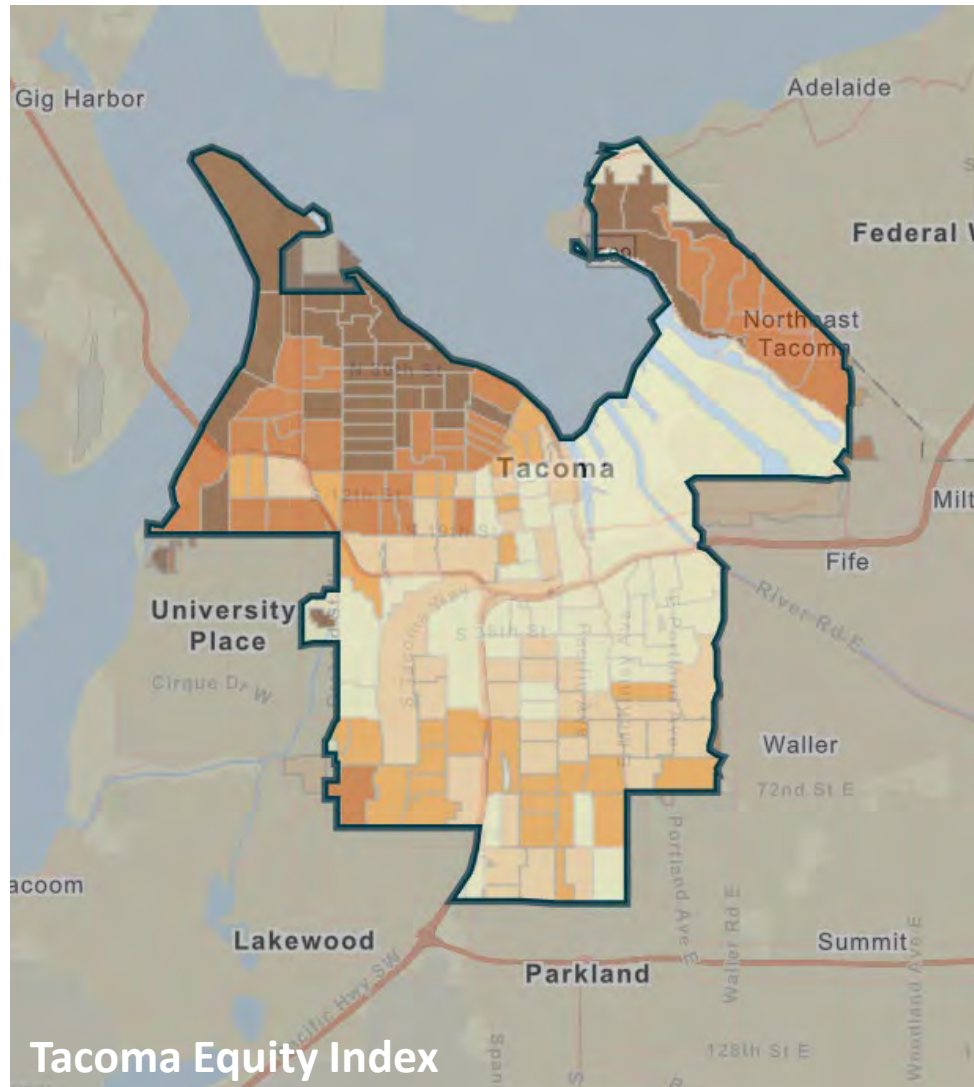


Tacoma Equity Index: Livability



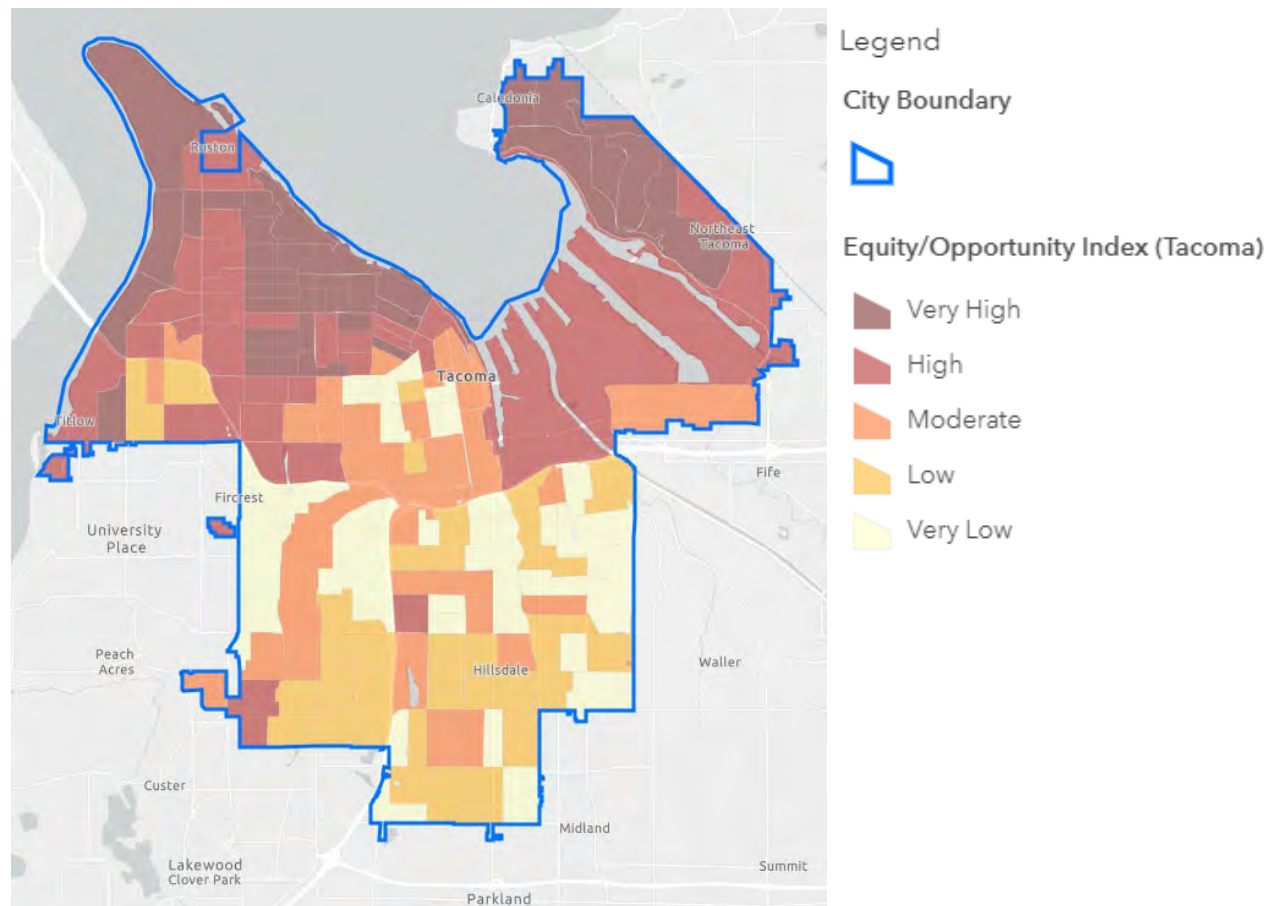
TPCHD Health Equity Assessment

Patterns reinforced by past systemic racism persist

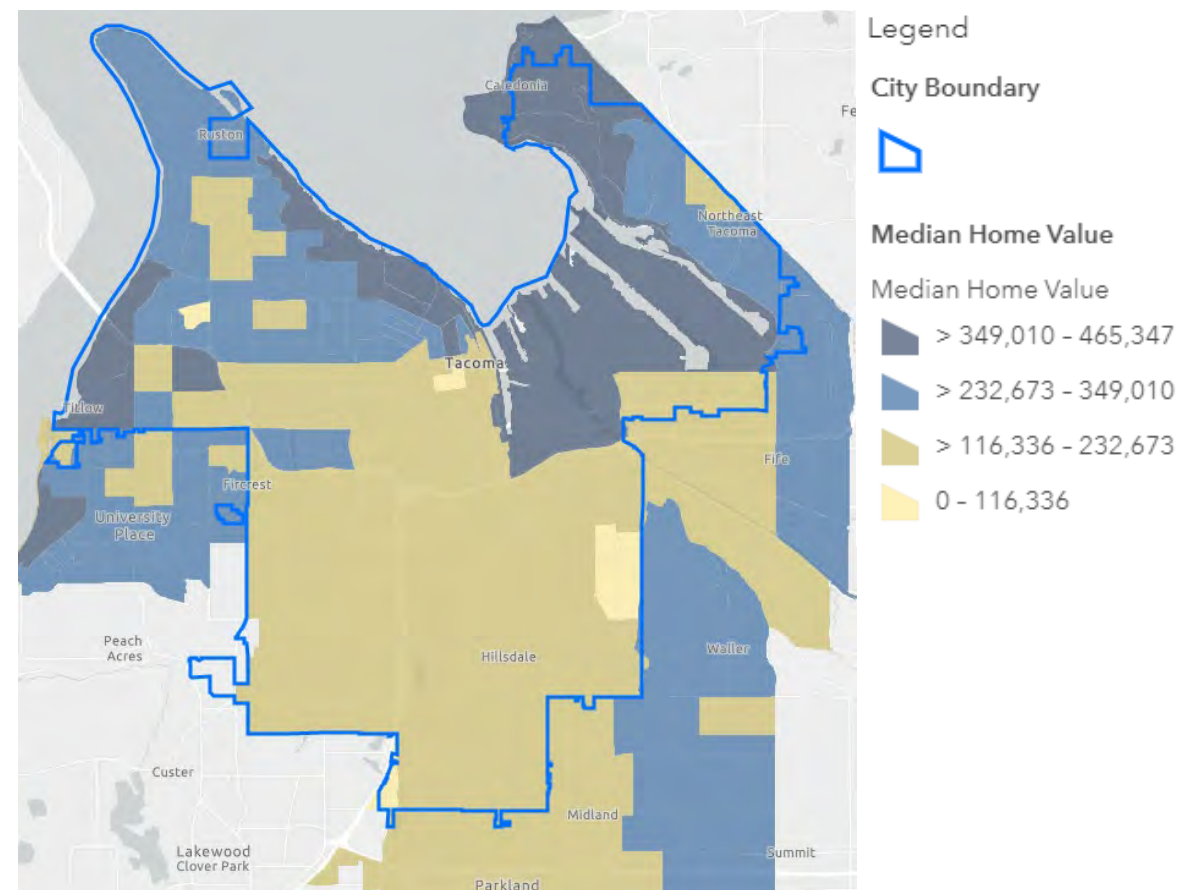


Areas of high opportunity are out of reach for many

Opportunity



Home Value



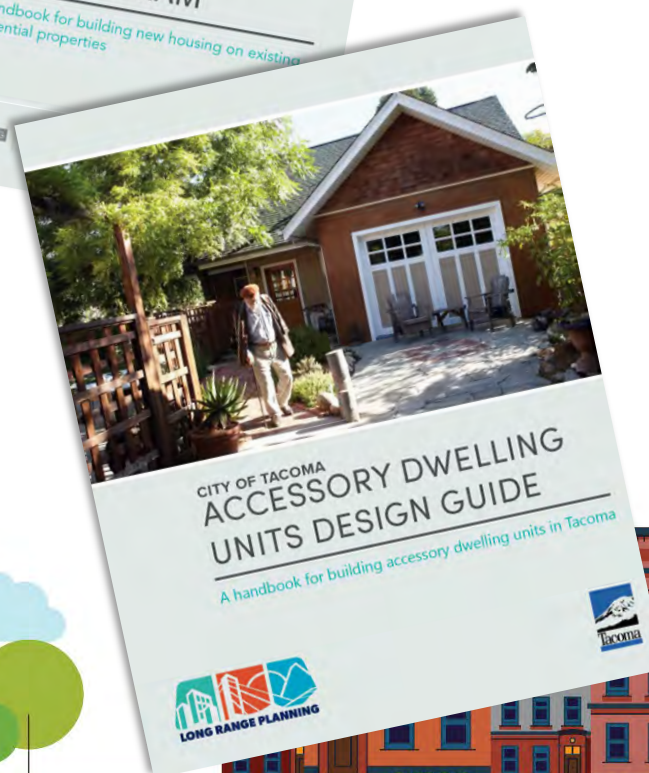
Housing Equity Taskforce – Observations

- People care deeply about their homes and neighborhoods
- Growth strategy is not meeting housing needs
- The private market is not meeting Tacoma's affordability needs
- Housing crisis has disproportionate impact on people of color and others facing economic disadvantages
- Existing housing policies were created without equitable representation
- Missing Middle housing options are part of a multifaceted solution



What we are hearing from the community

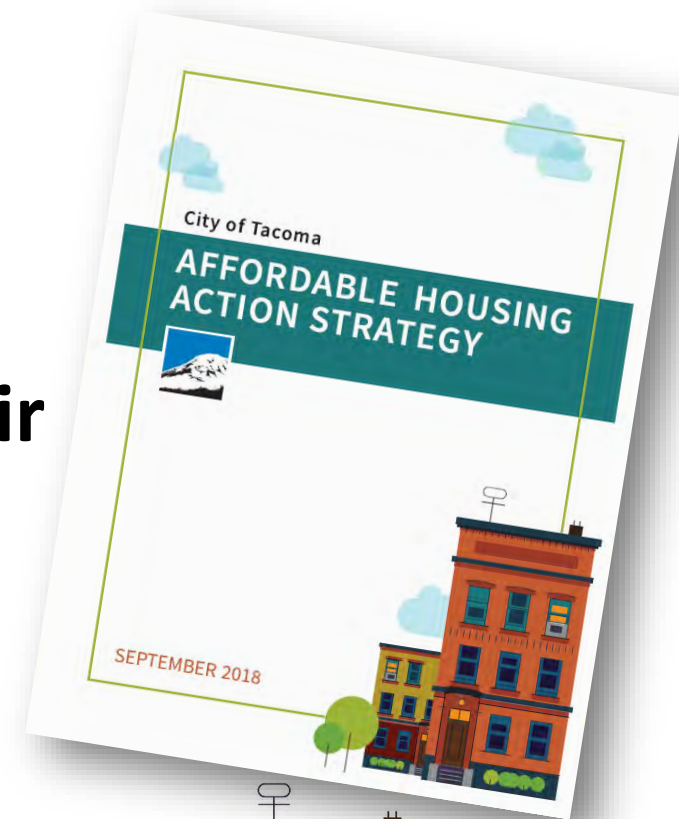
- People truly are facing a housing crisis
- Tacoma needs more housing
- There is strong interest in walkable, urban housing options
- Our current housing rules are a barrier
- Missing Middle housing infill is one part of the solution



Affordable Housing Action Strategy

AHAS Objectives:

- 1. More Homes for More People**
- 2. Keep Housing Affordable and In Good Repair**
- 3. Help People Stay in Their Homes and Communities**
- 4. Reduce Barriers for People Who Often Encounter Them**



What's the Home In Tacoma Project?

Reexamine the City's Housing Growth Strategy

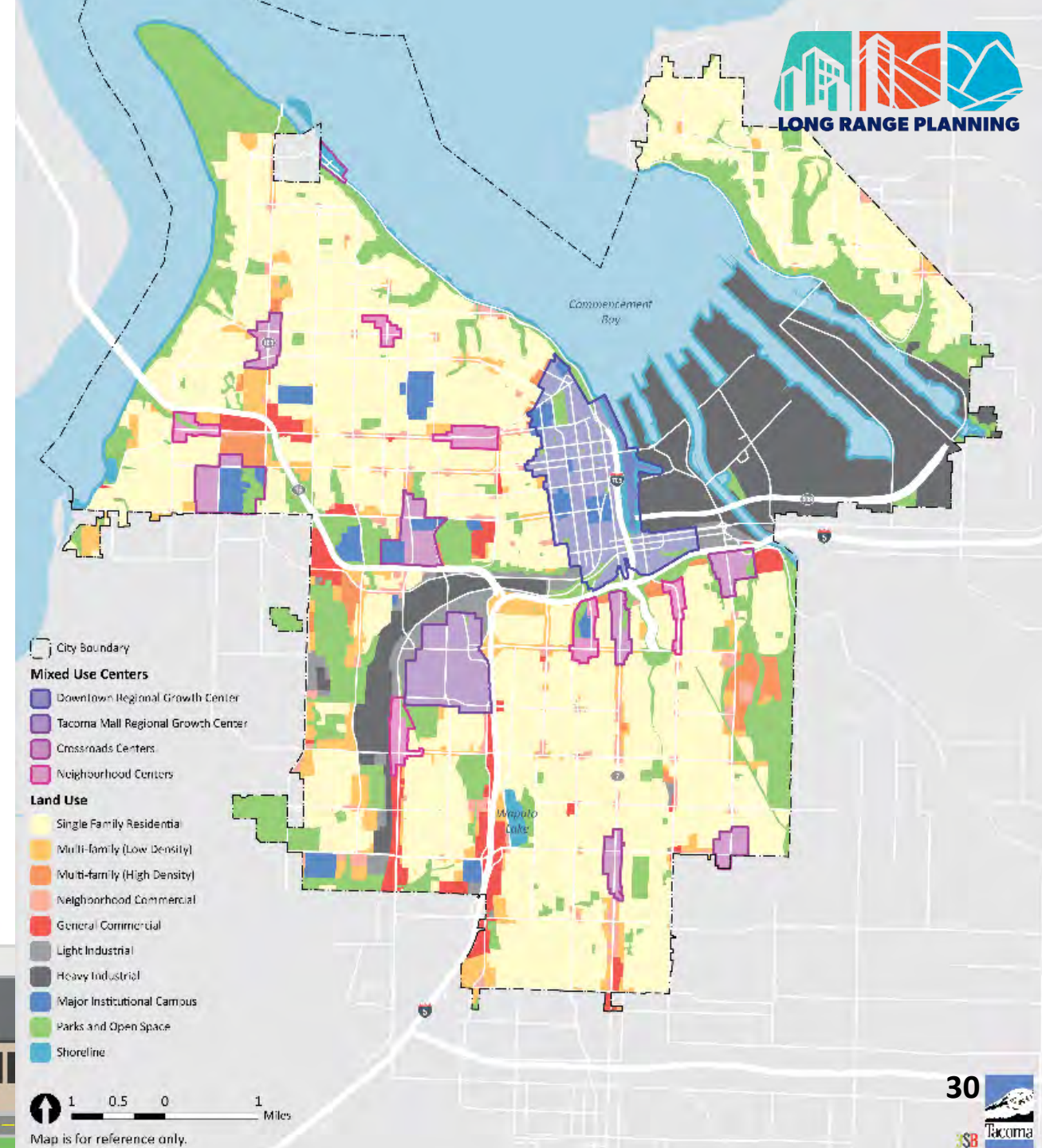
- **Support housing supply, choice and affordability**
- Short-term and longer-term planning actions
- Continue ongoing AHAS and related efforts
- Build community support
- Avoid unintended consequences
- Focus on equity and access to opportunity



Tacoma's old growth vision

Growth Target: Approximately 60,000 more housing units by 2050

- Primarily multifamily, in Centers
- Most of the residential area is exclusively single-family detached
- Very limited area for mid-range density





ZONING

Incomes continue to not keep up with rising housing costs

Ownership Market (2016-2019)



+44 %

median home value



+22%

median owner income

Rental Market (2016-2019)



+21 %

median rent



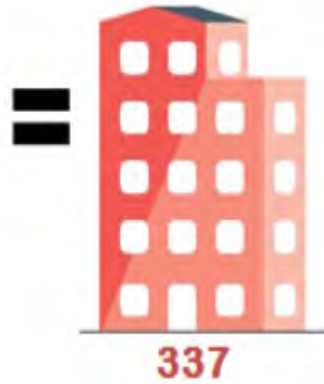
+12%

median renter income



Population Growth and Land Supply Needs

117,300 new residents
50,560 new units



=

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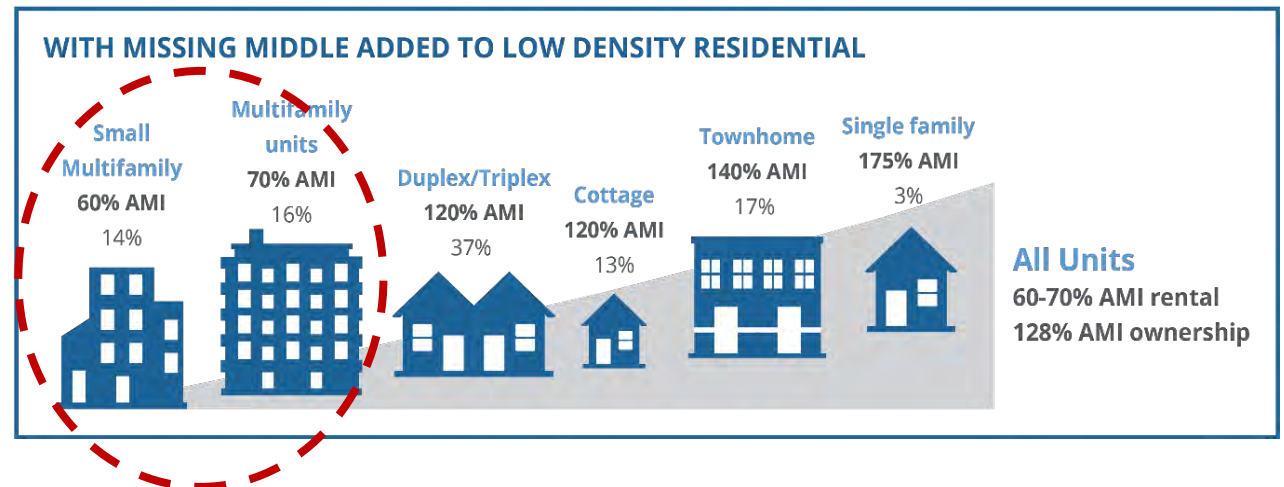
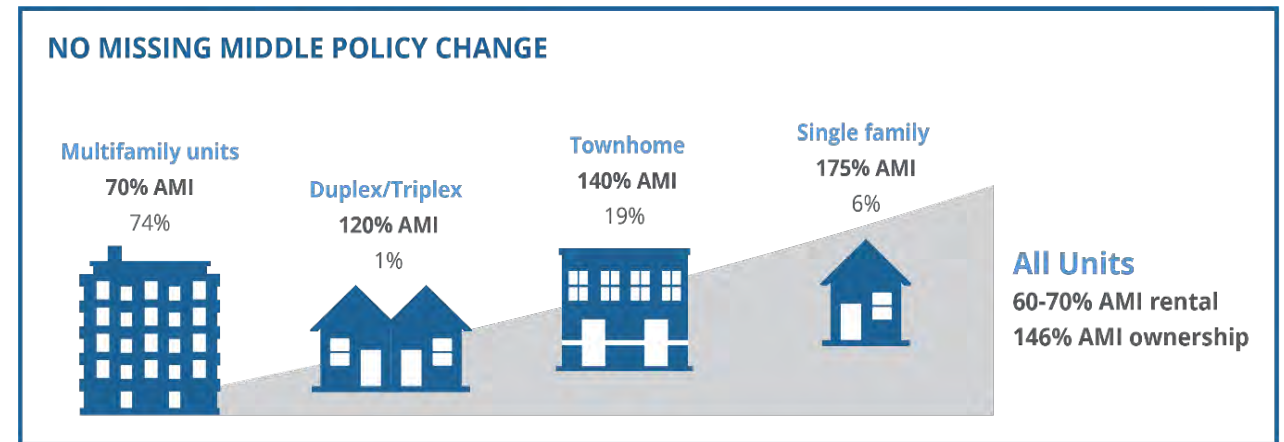


7.5X



Does Mid-scale Housing Make a Difference?

- **Yes** – Mid-scale is one of the most affordable housing types in our market, particularly when combined with reduced transportation costs
- But more actions needed to serve people with lower incomes
 - Expand and target **affordability incentives** (bonuses, MFTE)
 - **Inclusionary Zoning** (in strong markets)
 - **Anti-displacement** strategy



What is “Missing Middle” Housing?

SF House & ADUs



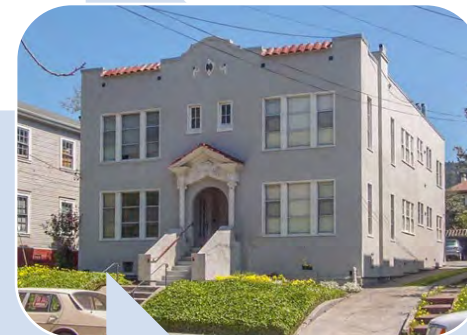
Duplex, triplex



Cottage housing



Fourplex



Small lot SF house



Tiny/mobile house



Townhouses



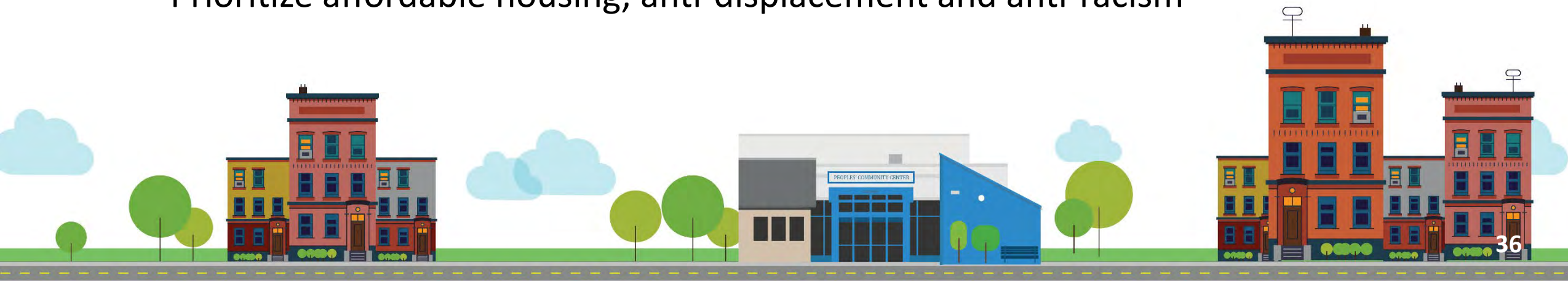
Small multifamily

Home In Tacoma (Phase 1)

Vision and Policy for changes to housing rules

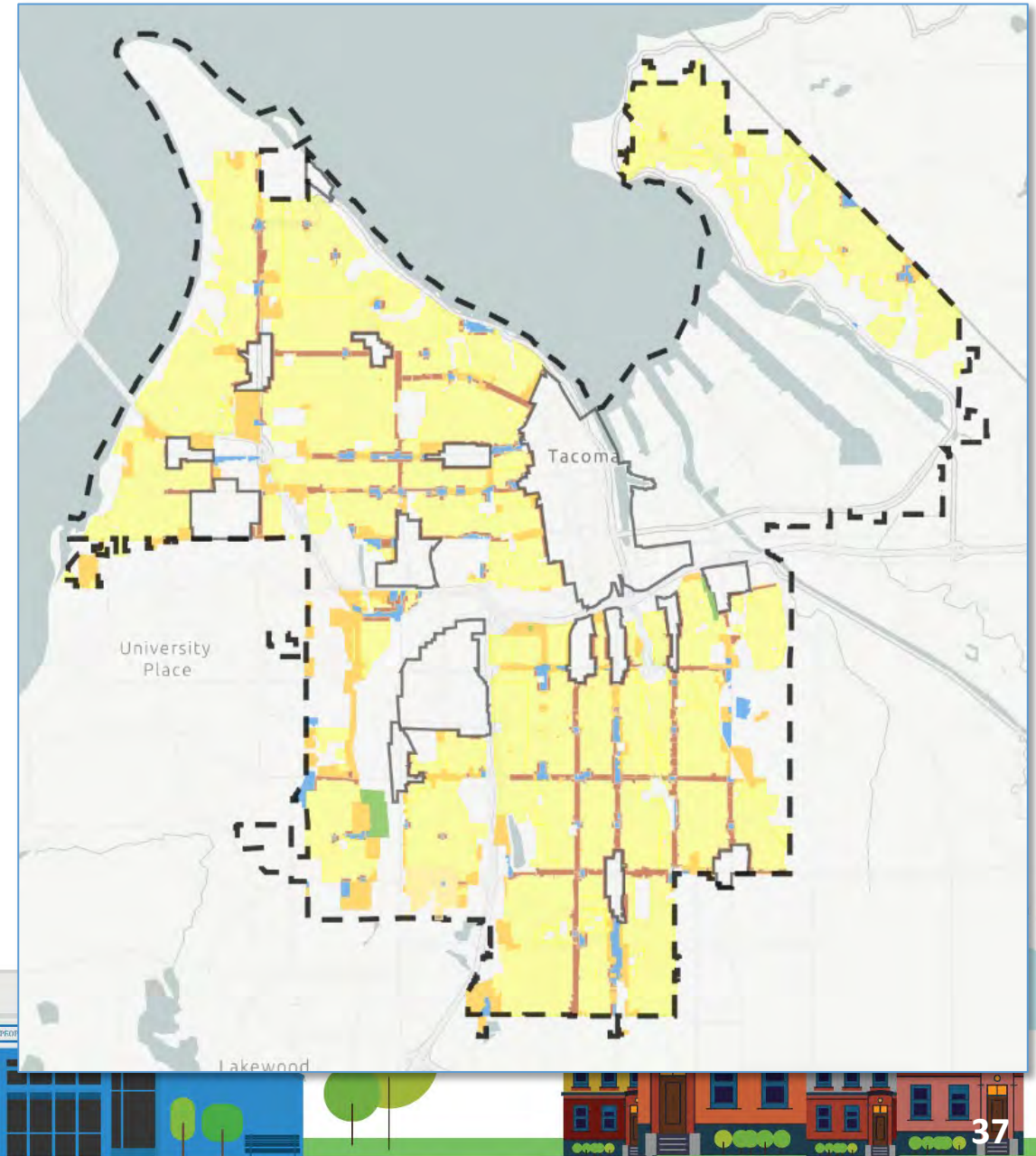
Current housing rules limit supply, affordability, and choice

- Shift from exclusively single-family zoning (to scale and design) citywide
- Support mid-scale housing near shopping and transit
- Commit to design and other standards prior to zoning changes
- Strengthen regulatory tools to promote affordable housing
- Prioritize affordable housing, anti-displacement and anti-racism

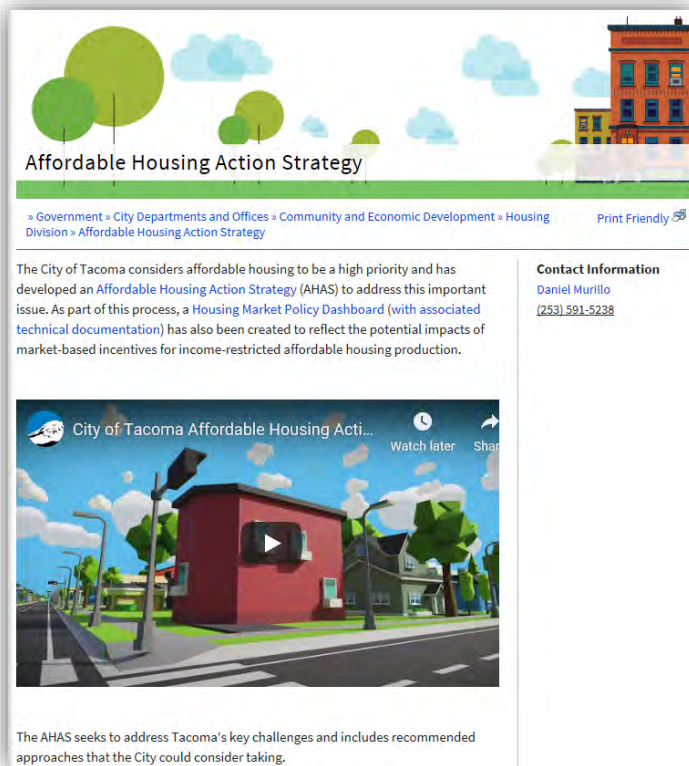


Revised Growth Strategy

- Almost all previously single-family areas changed to Low-scale or Mid-scale
- Mid-scale focused on:
 - High-capacity transit and other designated corridors
 - Transitions around Centers and Commercial nodes



The Future of Affordability



Affordable Housing Action Strategy

» Government » City Departments and Offices » Community and Economic Development » Housing Division » Affordable Housing Action Strategy [Print Friendly](#)

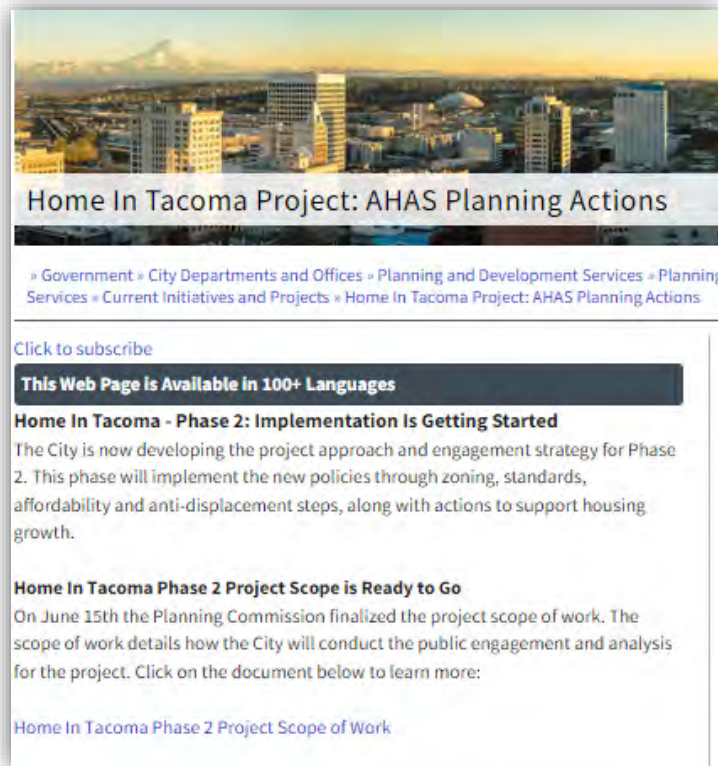
The City of Tacoma considers affordable housing to be a high priority and has developed an [Affordable Housing Action Strategy \(AHAS\)](#) to address this important issue. As part of this process, a [Housing Market Policy Dashboard](#) (with associated [technical documentation](#)) has also been created to reflect the potential impacts of market-based incentives for income-restricted affordable housing production.

Contact Information
Daniel Muriillo
(253) 591-5238

City of Tacoma Affordable Housing Acti... Watch later Share

The AHAS seeks to address Tacoma's key challenges and includes recommended approaches that the City could consider taking.

www.cityoftacoma.org/AHAS



Home In Tacoma Project: AHAS Planning Actions

» Government » City Departments and Offices » Planning and Development Services » Planning Services » Current Initiatives and Projects » Home In Tacoma Project: AHAS Planning Actions

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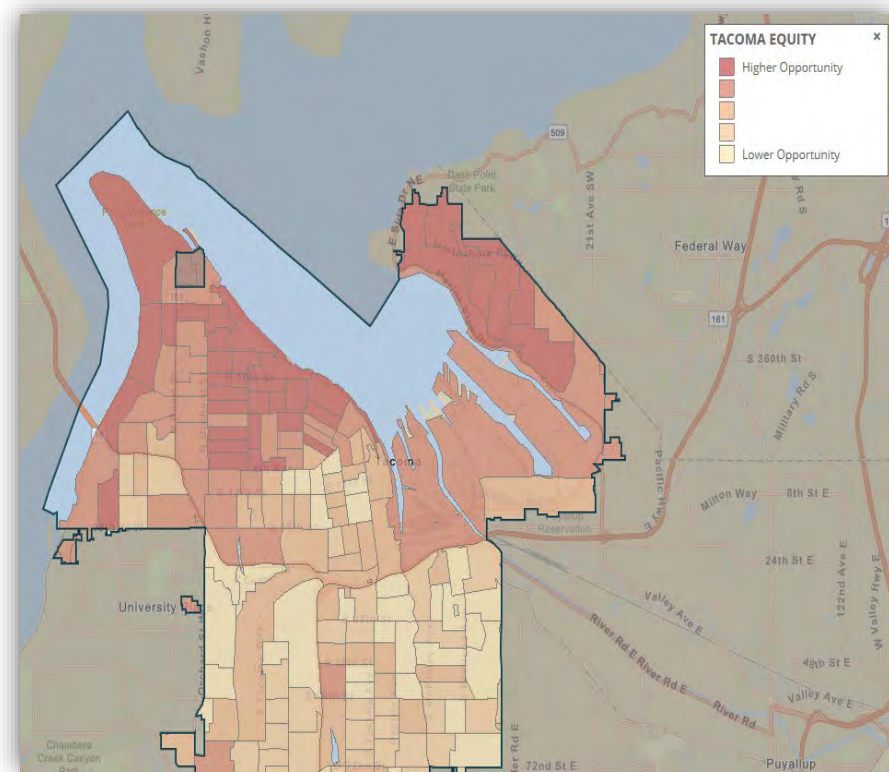
This Web Page is Available in 100+ Languages

Home In Tacoma - Phase 2: Implementation Is Getting Started
The City is now developing the project approach and engagement strategy for Phase 2. This phase will implement the new policies through zoning, standards, affordability and anti-displacement steps, along with actions to support housing growth.

Home In Tacoma Phase 2 Project Scope is Ready to Go
On June 15th the Planning Commission finalized the project scope of work. The scope of work details how the City will conduct the public engagement and analysis for the project. Click on the document below to learn more:

[Home In Tacoma Phase 2 Project Scope of Work](#)

www.cityoftacoma.org/HomeinTacoma



www.cityoftacoma.org/EquityIndex

Affordable Housing The Home in Tacoma Project

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An aerial night photograph of a city, likely St. Paul, Minnesota, featuring the Mississippi River and the Stone Arch Bridge. The city lights are visible in the background, and the river reflects the lights. The text "South building the middle Bend" is overlaid on the image.

South building the middle Bend



SOUTH BEND, IND.
1890.



SOUTH BEND, IND.
1890.



SOUTH BEND, IND.
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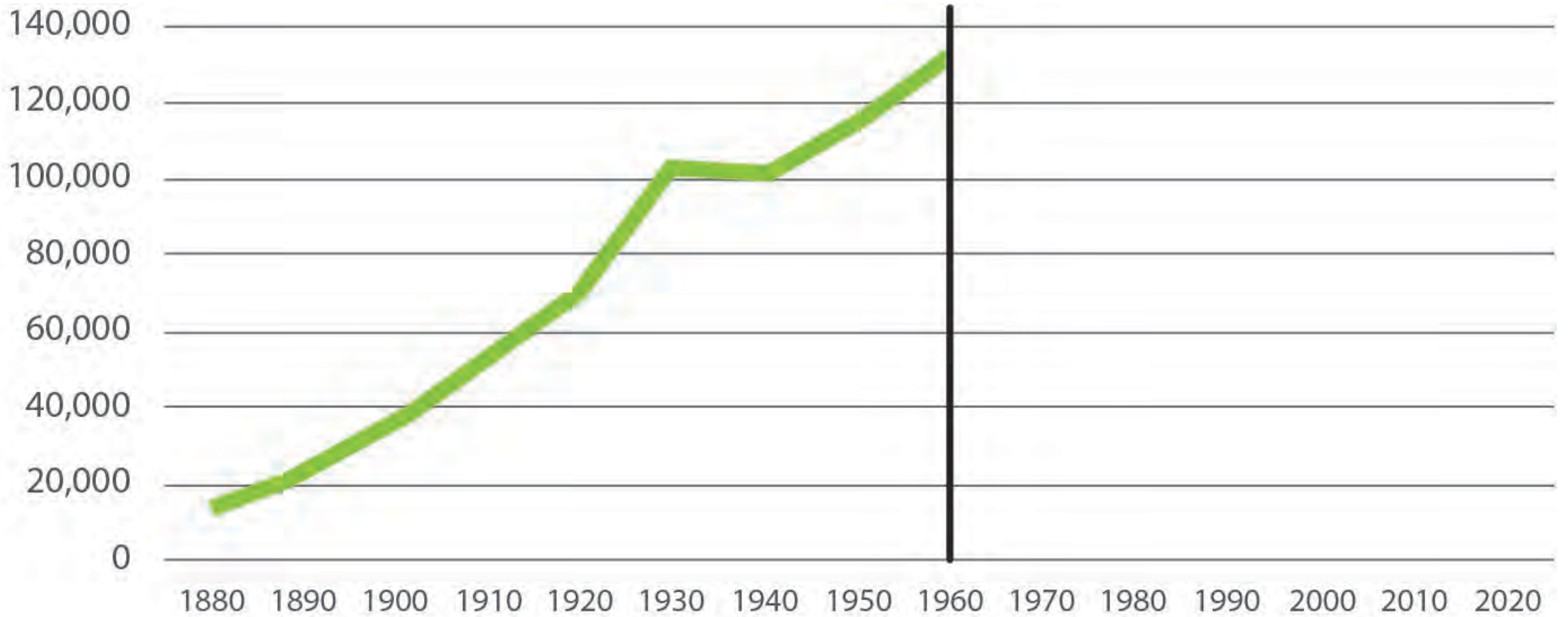


SOUTH BEND, IND.
1890.

South Bend 1928



Population – growth & industrialization









Live in the Suburbs

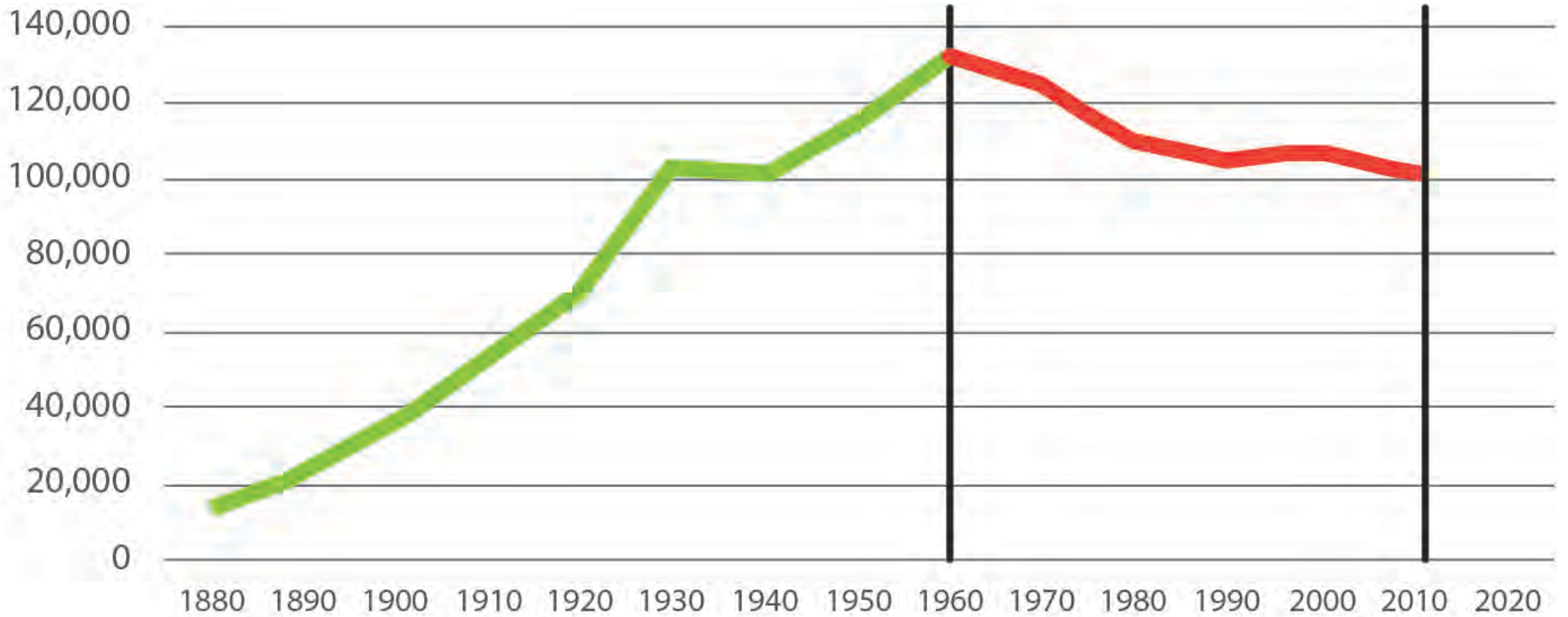
HOME

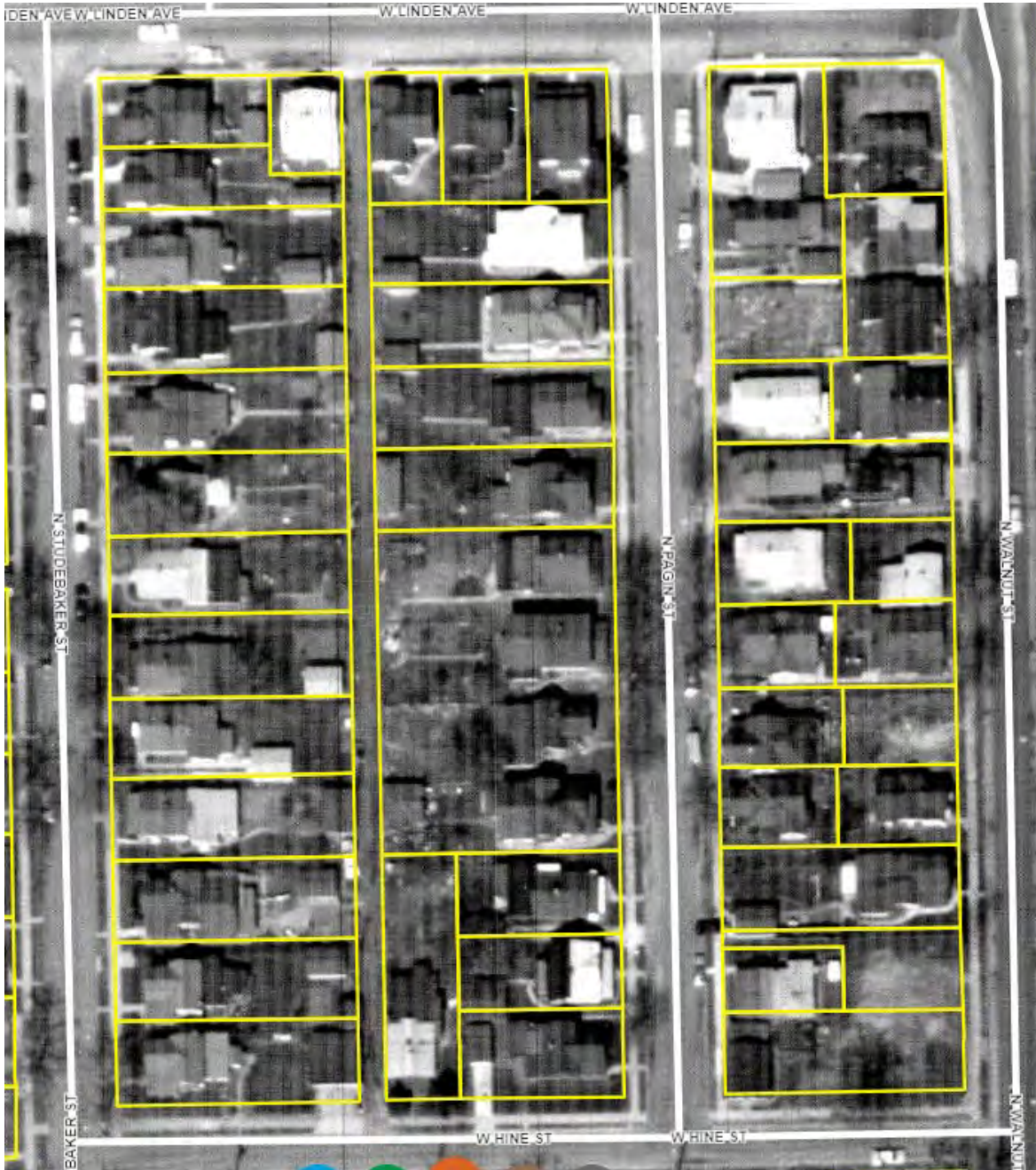
ARDEN



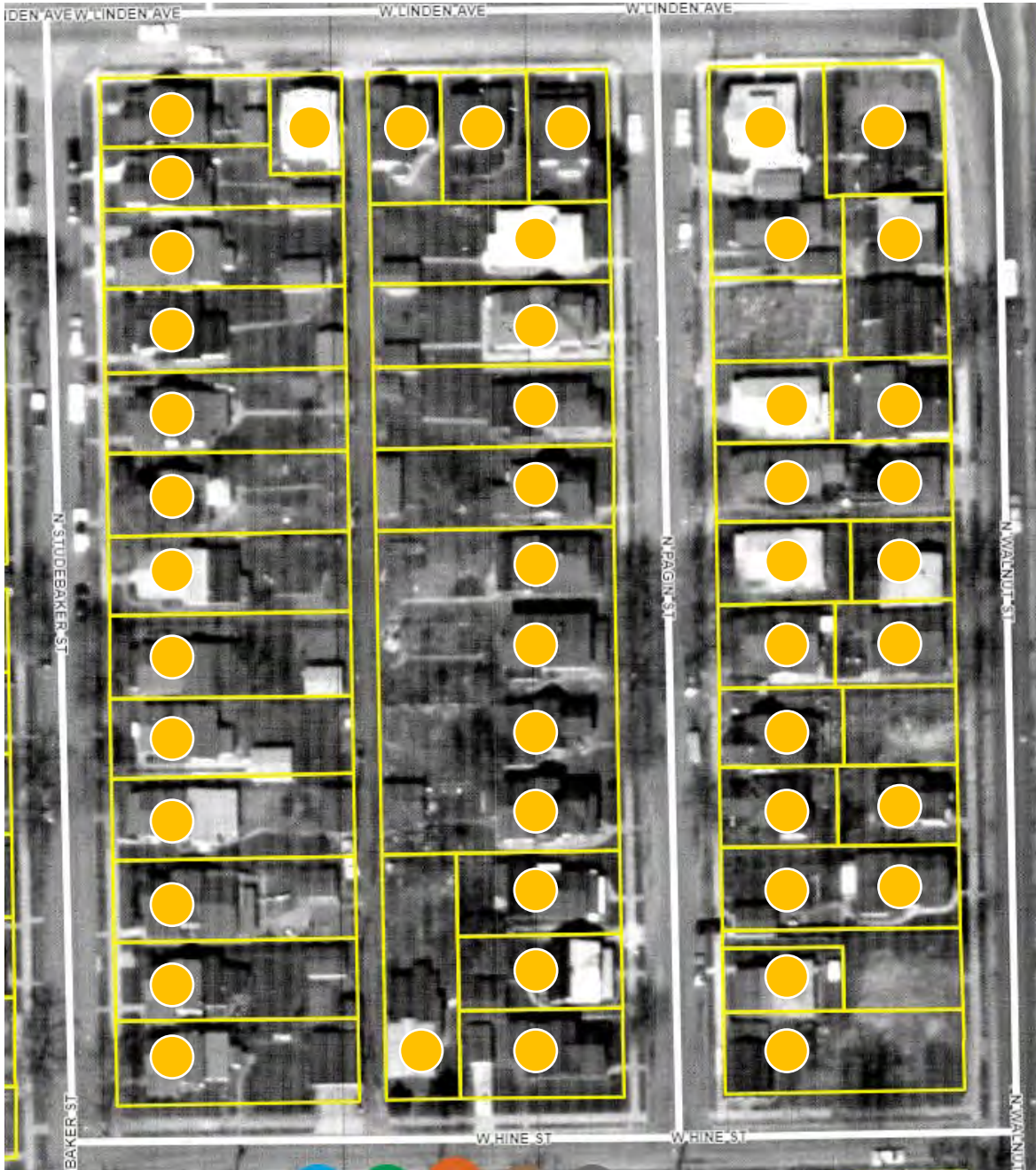
LIFE

Population – post industrial & suburbanization

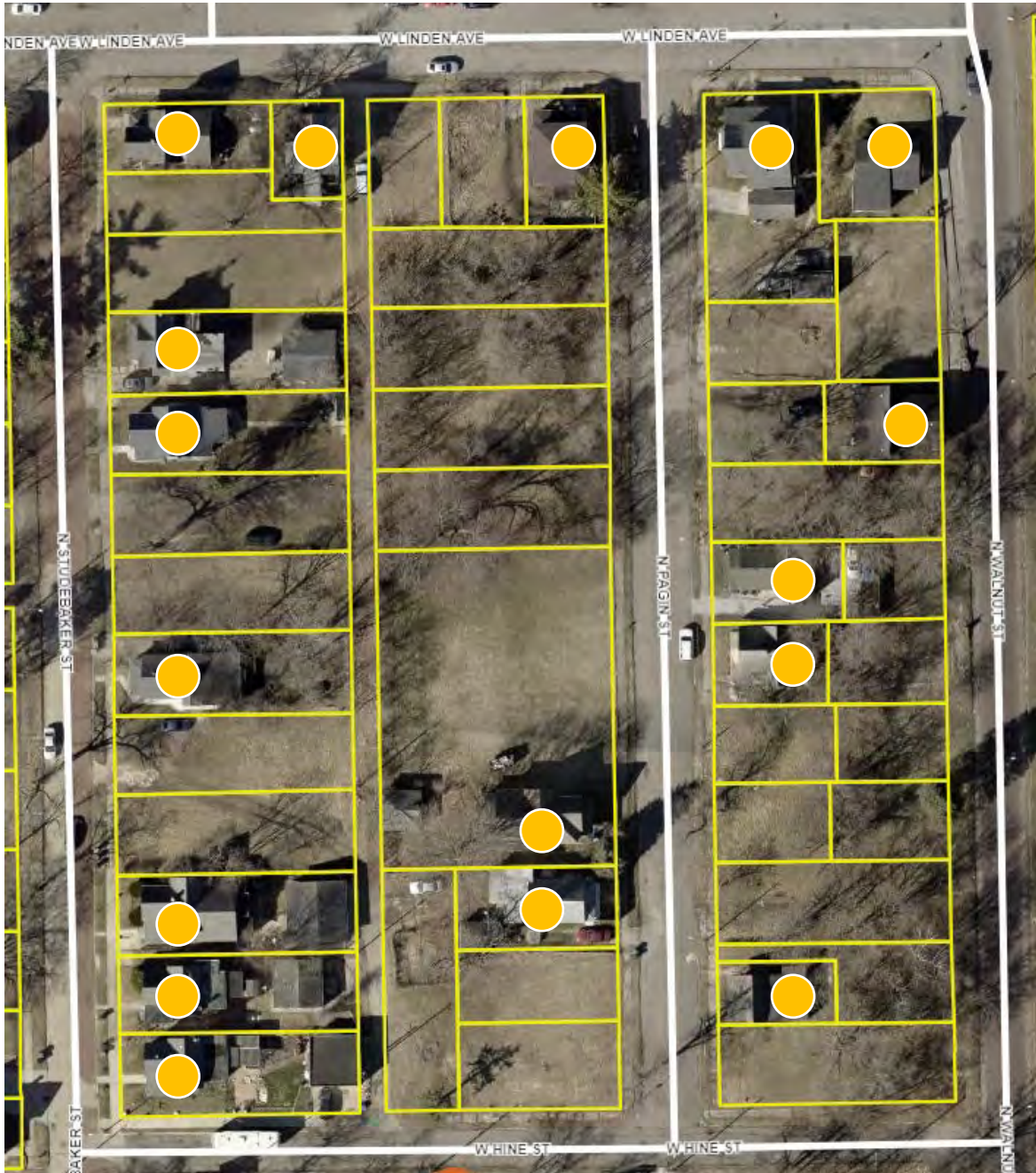




Typical Block (pre 1960)



1972 (48 houses)



2022 (17 houses)

Challenge – healing our neighborhoods

Housing Affordability



Appraisal Gap



Demographic Changes



Aging in Place



Suburban Bias



Enabling Change – zoning & planning



Zoning Reform

- Created a new district to enable missing middle
- Permitted ADUs city wide
- Setbacks, minimum lots size
- Eliminated minimum off-street parking requirements
- ✳ Eliminated suburban bias





Indiana News

South Bend wins award for innovative zoning policy – but what does that mean?

WVPE 88.1 Elkhart/South Bend | By Jakob Lazzaro
Published October 22, 2021 at 3:55 PM EDT

▶ LISTEN • 1:08



NEXT UP: 6:30 PM Marketpla



ZONING DISTRICT OVERVIEW

Standard Districts

MORE SUBURBAN				MORE URBAN			
							
S1 Suburban Neighborhood 1	S2 Suburban Neighborhood 2	U1 Urban Neighborhood 1	U2 Urban Neighborhood 2	U3 Urban Neighborhood 3	UF Urban Neighborhood Flex	NC Neighborhood Center	DT Downtown
							
Intent							
The S1 District is established to provide for and maintain suburban neighborhoods in outlying areas of the City.	The S2 District is established to provide for, maintain, and enhance suburban neighborhoods consisting primarily of apartment complexes or houses grouped together outside of the City's core.	The U1 District is established to provide for, promote, and maintain urban neighborhoods located in core and outlying areas of the City.	The U2 District is established to provide for, promote, and maintain the development of diverse housing types in urban neighborhoods located near neighborhood centers in core and outlying areas of the City.	The U3 District is established to provide for, promote, and maintain the development of a full range of housing types located near neighborhood centers and along major streets in urban neighborhoods in core and outlying areas of the City.	The UF District is established to enhance and support a full range of housing types and small-scale commercial uses found outside neighborhood centers in core and outlying areas of the City.	The NC District is established to promote higher intensity, urban neighborhood centers, typically located near the intersection of major streets, in core and outlying areas of the City that are well connected to surrounding neighborhoods.	The DT District is established to promote the development of the downtown region of the City of South Bend as a high intensity urban center for a multi-county region.
Typical Characteristics							
Primarily single unit residential development. Buildings with relatively deep setbacks on larger lots. Attached garages accessed by a driveway from the street. Larger city blocks with informal character and plantings.	A full range of residential development, including single unit, two unit, multi-unit, and ADUs. Larger size buildings with relatively deep setbacks on larger lots. Attached garages accessed by a driveway from the street or shared parking areas located in the rear or interior of the lot. Larger city blocks with informal character and plantings.	Primarily single and two unit residential development, allowing the addition of ADUs. Buildings with modest setbacks and inviting building frontages that create a consistent block face along smaller city blocks. Detached garages located at the rear of the lot, often accessed from an alley. Pedestrian-oriented scale with sidewalks and regularly spaced street trees.	Primarily single and two unit residential development, allowing up to four units and the addition of ADUs. Buildings with modest setbacks and inviting building frontages that create a consistent block face along smaller city blocks. Detached garages accessed from an alley. Pedestrian-oriented scale with sidewalks and regularly spaced street trees.	Single unit, two-unit, and multi-unit residential development, together with ADUs. Buildings with modest setbacks and inviting building frontages that create a consistent block face along smaller city blocks. Detached garages or shared parking accessed from an alley. Pedestrian-oriented scale with sidewalks and regularly spaced street trees.	A mixture of single unit, two unit, multi-unit, and ADUs. Integrates limited small-scale office, commercial, and institutional uses that are compatible in scale. Buildings with smaller setbacks create a consistent block face along smaller city blocks. Detached garages or shared parking accessed from an alley. Pedestrian-oriented scale with sidewalks and regularly spaced street trees.	A mixture of storefront retail, professional offices, and dwelling units located in townhouses, apartment buildings, and in the upper stories or rear of mixed-use buildings. Buildings with active building frontages set at or close to the sidewalk. Pedestrian-oriented scale with wide sidewalks and regularly spaced street trees.	A mixture of mid-rise and high rise mixed-use developments including a variety of compatible building types and urban uses. Buildings with active building frontages set at or close to the sidewalk. Pedestrian-oriented scale with wide sidewalks, regularly spaced street trees, and amenities.
Building Type Key							
■ Allowed ■ Allowed subject to Additional Standards ■ Allowed subject to Special Exception Use							
■ Carriage House ■ Detached House ■ Duplex							
■ Carriage House ■ Detached House ■ Duplex							
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The S1 District is established to provide for and maintain suburban neighborhoods in outlying areas of the City.	The S2 District is established to provide for, maintain, and enhance suburban neighborhoods consisting primarily of apartment complexes or houses grouped together outside of the City's core.	The U1 District is established to provide for, promote, and maintain urban neighborhoods located in core and outlying areas of the City.	The U2 District is established to provide for, promote, and maintain the development of diverse housing types in urban neighborhoods located near neighborhood centers in core and outlying areas of the City.	The U3 District is established to provide for, promote, and maintain the development of a full range of housing types located near neighborhood centers and along major streets in urban neighborhoods in core and outlying areas of the City.	The UF District is established to enhance and support a full range of housing types and small-scale commercial uses found outside neighborhood centers in core and outlying areas of the City.	The NC District is established to promote higher intensity, urban neighborhood centers, typically located near the intersection of major streets, in core and outlying areas of the City that are well connected to surrounding neighborhoods.	The DT District is established to promote the development of the downtown region of the City of South Bend as a high intensity urban center for a multi-county region.
Typical Characteristics							
Primarily single unit residential development.	A full range of residential development, including single unit, two unit, multi-unit, and ADUs.	Primarily single and two unit residential development, allowing the addition of ADUs.	Primarily single and two unit residential development, allowing up to four units and the addition of ADUs.	Single unit, two-unit, and multi-unit residential development, together with ADUs.	A mixture of single unit, two unit, multi-unit, and ADUs. Integrates limited small-scale office, commercial, and institutional uses that are compatible in scale.	A mixture of storefront retail, professional offices, and dwelling units located in townhouses, apartment buildings, and in the upper stories or rear of mixed-use buildings.	A mixture of mid-rise and high rise mixed-use developments including a variety of compatible building types and urban uses.
Buildings with relatively deep setbacks on larger lots.	Larger size buildings with relatively deep setbacks on larger lots.	Buildings with modest setbacks and inviting building frontages that create a consistent block face along smaller city blocks.	Buildings with modest setbacks and inviting building frontages that create a consistent block face along smaller city blocks.	Buildings with modest setbacks and inviting building frontages that create a consistent block face along smaller city blocks.	Buildings with smaller setbacks create a consistent block face along smaller city blocks.	Buildings with active building frontages set at or close to the sidewalk.	Buildings with active building frontages set at or close to the sidewalk.
Attached garages accessed by a driveway from the street.	Attached garages accessed by a driveway from the street or shared parking areas located in the rear or interior of the lot.	Detached garages located at the rear of the lot, often accessed from an alley.	Detached garages accessed from an alley.	Detached garages or shared parking accessed from an alley.	Detached garages or shared parking accessed from an alley.	Buildings with active building frontages set at or close to the sidewalk.	Pedestrian-oriented scale with wide sidewalks, regularly spaced street trees, and amenities.
Larger city blocks with informal character and plantings.	Larger city blocks with informal character and plantings.	Pedestrian-oriented scale with sidewalks and regularly spaced street trees.	Pedestrian-oriented scale with sidewalks and regularly spaced street trees.	Pedestrian-oriented scale with sidewalks and regularly spaced street trees.	Pedestrian-oriented scale with sidewalks and regularly spaced street trees.	Pedestrian-oriented scale with wide sidewalks and regularly spaced street trees.	Pedestrian-oriented scale with wide sidewalks, regularly spaced street trees, and amenities.
Building Type Key							
■ Allowed ■ Allowed subject to Additional Standards ■ Allowed subject to Special Exception Use							
■ Carriage House ■ Detached House ■ Cottage Court ■ Duplex ■ Townhouse ■ Apartment House ■ Stacked Flats							
■ Carriage House ■ Detached House ■ Cottage Court ■ Duplex ■ Townhouse ■ Apartment House ■ Stacked Flats							
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■ Carriage House ■ Detached House ■ Cottage Court ■ Duplex ■							



Section 21-03.04: U2 Urban Neighborhood 2

(a) Intent

The U2 District is established to provide for, promote, and maintain the development of diverse housing types in urban neighborhoods located near neighborhood centers in both core and outlying areas of the City.

The following are typical characteristics of the U2 District:

- Primarily for single and two unit residential development, allowing up to four units and the addition of ancillary dwelling units to help meet the demand for affordable, urban living
- Buildings with modest setbacks and inviting building frontages, primarily of stoops and porches, that create a consistent block face along smaller city blocks
- Detached garages accessed off an alley
- Pedestrian-oriented scale with sidewalks and regularly spaced street trees

(b) Building Types

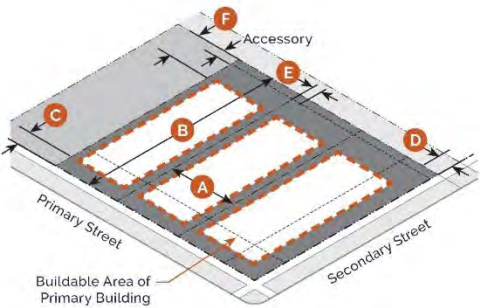
The following building types are permitted in the U2 District:

- Ancillary Dwelling
- Detached House
- Cottage Court
- Duplex
- Townhouse
- Multi-plex: Small

See Article 6 Building Standards for building type descriptions and regulations.

Limited public and institutional uses shall be incorporated at a scale and character compatible with the surrounding neighborhood.

Building Placement



- Minimum Setback Line
- Maximum Setback Line

(c) Building Placement

Lot Size					
Lot Width	15' min.				A
Lot Depth	60' min.				B
Setbacks					
	Front ¹	Corner	Side ²	Rear	
	C	D	E	F	
Primary Building					
Residential (min.)	10'	10'	5'	20'	
Residential (max.)	20'	20'	-	-	
Non-Residential (min.)	10'	10'	20'	20'	
Accessory (min.) ³	20'	10'	5'	5'	

Lot Coverage

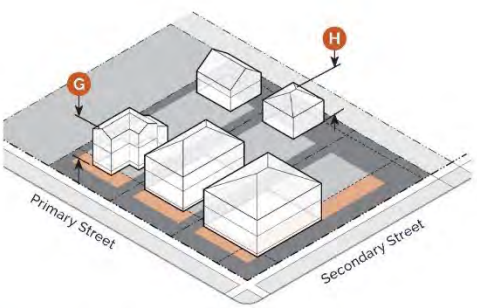
Building Coverage	60% max.
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¹ Where existing buildings on a block face are in front of the minimum front setback, any new building may be built to the average of existing setbacks along the same block.

² Side setback not required between attached dwellings.

³ Accessory buildings shall only be located in an established rear yard.

Building Form



- Setback Zone

(d) Building Form

Building Height		
Primary Building (max.)	35/2.5 stories	G
Accessory Building (max.) ⁴	18'	H
Accessory buildings shall not be taller than the primary building on a lot.		
Facade within Setback Zone		
Primary Street (min.)	65%	
Secondary Street (min.)	50%	

⁴ Ancillary dwelling units may be built to a maximum height of 24' if located at least 20' from the rear lot line of an abutting property.

Neighborhood Planning – engaging residents



Near West Side Neighborhood Priorities Exercise

Streetscape & Traffic Calming

Priority	Rank
1. Traffic Calming	1
2. Streetlights	2
3. Sidewalks	3
4. Street Trees	4
5. Street Art	5

Additional Infrastructure

Priority	Rank
1. Public Space	1
2. Parks	2
3. Recreation	3
4. Community Center	4
5. Library	5

Housing

Priority	Rank
1. Affordable Housing	1
2. Mixed Income Housing	2
3. New Construction	3
4. Historic Preservation	4
5. Rehabilitation	5

Amenities

Priority	Rank
1. Grocery Store	1
2. Pharmacy	2
3. Bank	3
4. Post Office	4
5. Community Center	5

Near West Side Neighborhood Priorities Exercise

Streetscape & Traffic Calming

Priority	Rank
1. Traffic Calming	1
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Priority	Rank
1. Public Space	1
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Housing

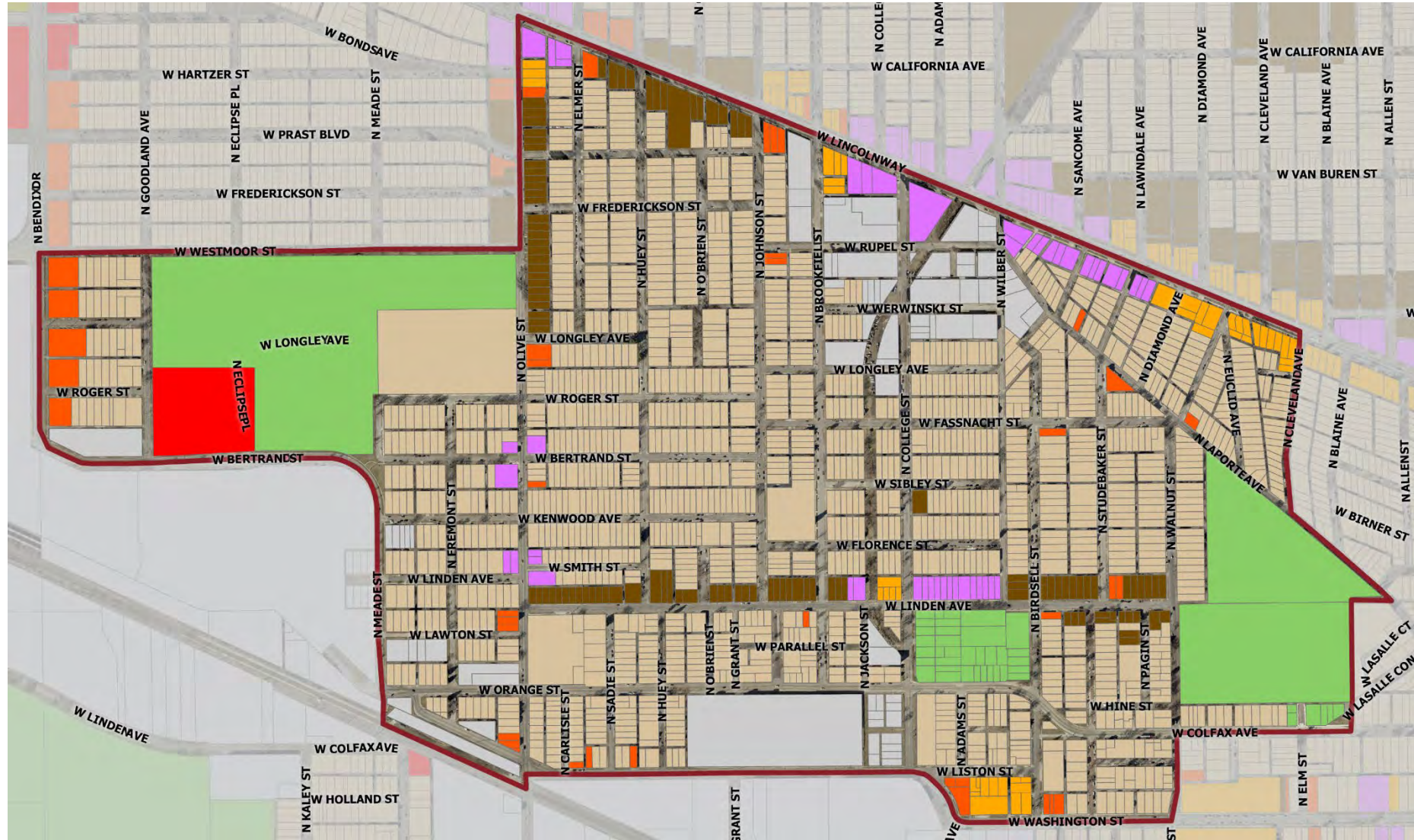
Priority	Rank
1. Affordable Housing	1
2. Mixed Income Housing	2
3. New Construction	3
4. Historic Preservation	4
5. Rehabilitation	5

Amenities

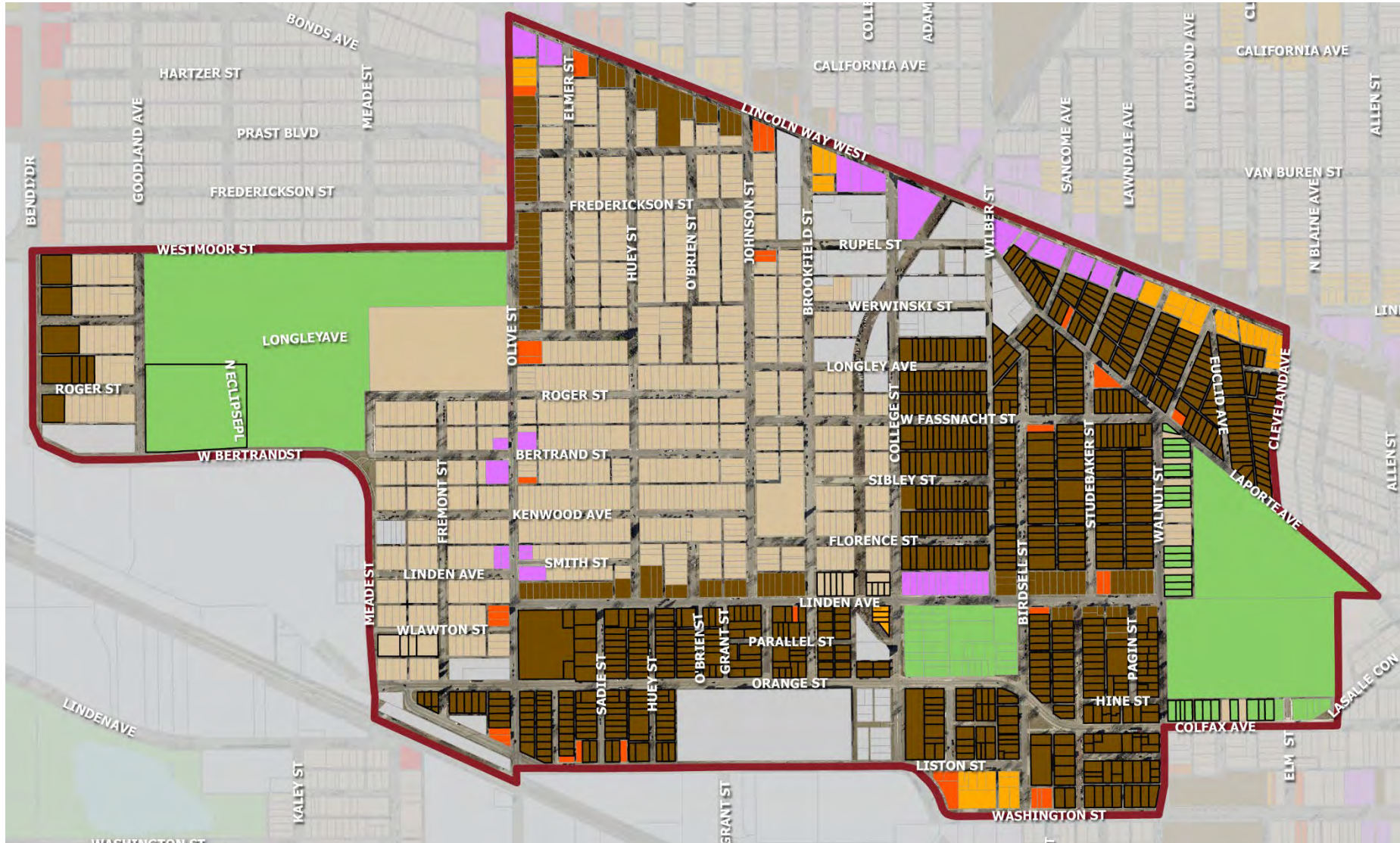
Priority	Rank
1. Grocery Store	1
2. Pharmacy	2
3. Bank	3
4. Post Office	4
5. Community Center	5

Some of the input provided at the Priorities Workshop.

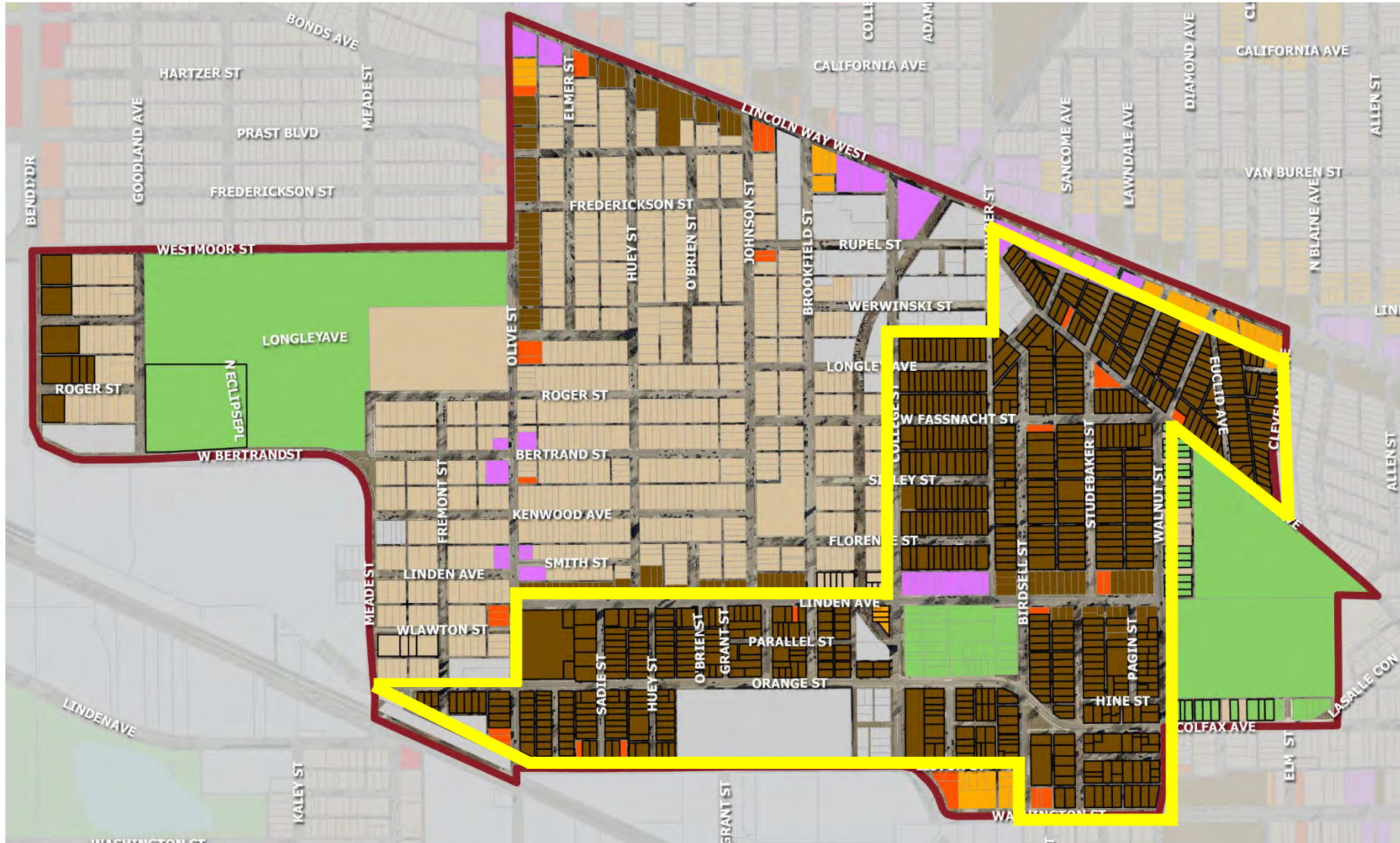
Neighborhood Planning – current land use map



Neighborhood Planning – proposed land use map



Neighborhood Planning – enabling missing middle



Supporting Development



SOUTH BEND NEIGHBORHOOD INFILL

Pre-approved, ready-to build housing

South Bend Neighborhood Infill | Pre-Approved Building Types



A typical South Bend neighborhood block showing potential development of vacant lots using the pre-approved building types.

Neighborhood Infill

The pre-approved buildings are a tool to encourage infill development on vacant lots, calibrated especially for urban neighborhoods where social and economic factors may be unfavorable to new investment.

The architecture and scale of each building is intended to fit seamlessly into existing residential neighborhoods, filling in the gaps created by vacant lots and gently increasing the density where possible. This type of development plays a critical role in supporting locally-serving retail and public transportation options while also providing key solutions for housing affordability.

Recent housing market studies reveal a growing mismatch between the available housing stock of large single-family homes and a shift in demographic trends towards smaller households that prefer walkable neighborhoods. The City recognizes that fostering more diverse housing options can play an important role in meeting these needs and creating a high quality of life for all South Bend residents.

- Small Apartment
- Stacked Duplex
- Standard House
- Narrow House
- Carriage House

South Bend Neighborhood Infill | Overview

ALLOWED SPECIAL EXCEPTION NOT ALLOWED

S1 S2 U1 U2 U3 UF NC DT



*ALLOWED IN ALL ZONING DISTRICTS



Carriage House	
Unit Configuration	1 bed / 1 bath
Unit Size	578 ft ²
Optional	Garage Below
Lot Width	34' min.

Narrow House - 2 or 3 Bedrooms	
Unit Configuration	2 bed / 1.5 bath *
Unit Size	1,120 ft ² or 1,390 ft ²
Optional	Master Suite
Lot Width	30' min.

Standard House - 3 or 4 Bedrooms	
Unit Configuration	3 bed / 2.5 bath *
Unit Size	1,632 ft ² or 1,902 ft ²
Optional	Master Suite
Lot Width	32' min.

S1 S2 U1 U2 U3 UF NC DT



Stacked Duplex	
Unit Configuration	(2) 2 bed / 1 bath
Unit Size	880 ft ²
Optional	Basement
Lot Width	32' min.

S1 S2 U1 U2 U3 UF NC DT



Small Apartment - 6 Units	
Unit Configuration	(4) 1 bed/1 bath + (2) 2 bed/1 bath
Unit Size	605 ft ² - 845 ft ²
Optional	4 units
Lot Width	50' min.

South Bend Neighborhood Infill | Carriage House

The Carriage House

The Carriage House is an ancillary dwelling unit with a private entrance, available to be located in the rear yard of any primary building. The additional unit typically sits above a 2-car garage and provides gentle neighborhood density, flexible living space for multi-generational arrangements, or opportunities for a rental income.



ZONING DISTRICTS ALLOWED

S1 S2 U1 U2 U3 UF NC DT

In a S1, U1, or U2 district the owner(s) of the lot upon which the carriage house is located shall occupy at least one of the dwelling units on the premises.



Option A



Option B



Option C



Ground Floor



Second Floor

Building Type Overview

Building Dimensions

Building Height	2 story
Building Width	24'
Building Depth	24'

Program

Unit Configuration	1 bed / 1 bath
Unit Size (gross building)	1,152 sq. ft.
Basement (unfinished)	None
Garage (unconditioned)	576 sq. ft.
2nd Floor	576 sq. ft.

Lot Standards

Lot Width (min.)	34'
Lot Width (max.)	None

Cost Assumptions

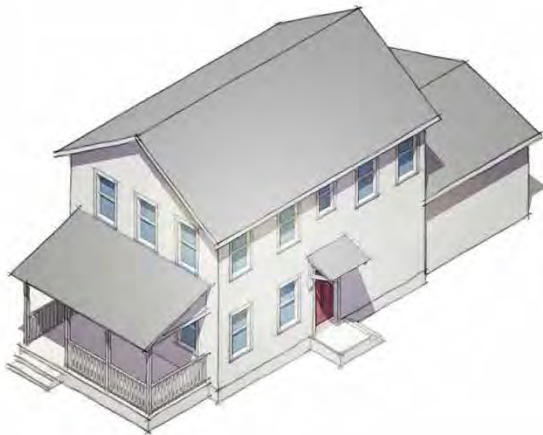
Preliminary Construction Estimates *	\$130,000 – \$180,000
Financing Options	Personal Financing

*Numbers shown are for basic estimation purposes only. Pricing is based on Fall 2021 cost assumptions and are subject to future market variation.

South Bend Neighborhood Infill | Narrow House (3-bedroom)

The Narrow House II

The 3-bedroom version of the Narrow House provides an efficient, yet comfortable detached, fee-simple option that allows development of the city's most skinny infill lots. It maintains the same vernacular elevation options as the 2-bedroom Narrow House, however, a 1-story rear addition accommodates a ground floor master suite. This extension could also be modified into a one-car garage, office/workshop, or attached ancillary dwelling unit.



ZONING DISTRICTS ALLOWED



Option A



Option B



Option C



Ground Floor



Second Floor

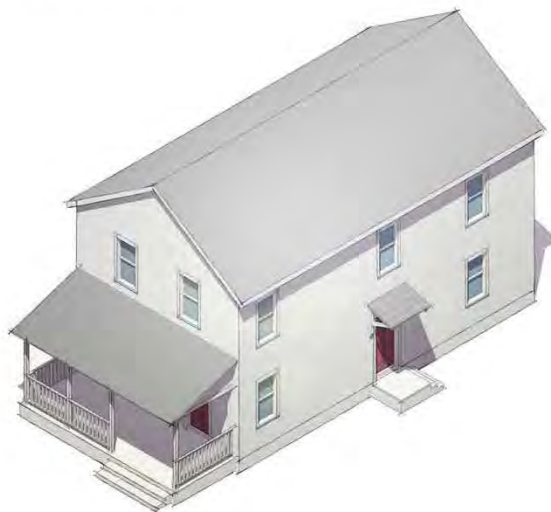
Building Type Overview	
Building Dimensions	
Building Height	2 story
Building Width	20'
Building Depth (incl. porch)	51'
Program	
Unit Configuration	3 bed / 2.5 bath
Unit Size (finished gross)	1,390 sq. ft.
Basement (unfinished)	830 sq. ft.
Porch (unconditioned)	136 sq. ft.
1st Floor	830 sq. ft.
2nd Floor	560 sq. ft.
Lot Standards	
Lot Width (min.)	30'
Lot Width (max.)	60'
Cost Assumptions	
Preliminary Construction Estimates *	\$220,000 - \$270,000
Financing Options	30-yr mortgage

* Numbers shown are for basic estimation purposes only. Pricing is based on Fall 2021 cost assumptions and are subject to future market variation.

South Bend Neighborhood Infill | Stacked Duplex

The Stacked Duplex

The Stacked Duplex provides two identical 2-bedroom units that support a slight increase of density and the development on the city's most narrow infill lots with affordable housing options. The massing and elevation options fit within the scale and vernacular character of South Bend's oldest urban neighborhoods. An optional basement could provide storage or expansion of the ground floor unit.



ZONING DISTRICTS ALLOWED



Option A



Option B



Option C



Ground Floor



Second Floor

Building Type Overview

Building Dimensions

Building Height	2 story
Building Width	22'
Building Depth (incl. porch)	48'

Program

Unit Configuration	2 bed / 1 bath
Unit Size (finished gross)	1,760 sq. ft.
Basement (unfinished)	880 sq. ft.
Porch (unconditioned)	176 sq. ft.
1st Floor	880 sq. ft.
2nd Floor	880 sq. ft.

Lot Standards

Lot Width (min.)	32'
Lot Width (max.)	70'

Cost Assumptions

Preliminary Construction Estimates *	\$320,000 - \$370,000
Financing Options	30-yr mortgage

* Numbers shown are for basic estimation purposes only. Pricing is based on Fall 2021 cost assumptions and are subject to future market variation.

South Bend Neighborhood Infill | Small Apartment



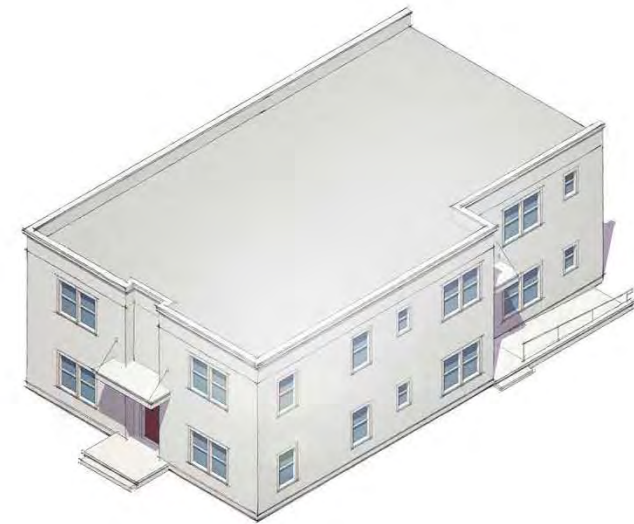
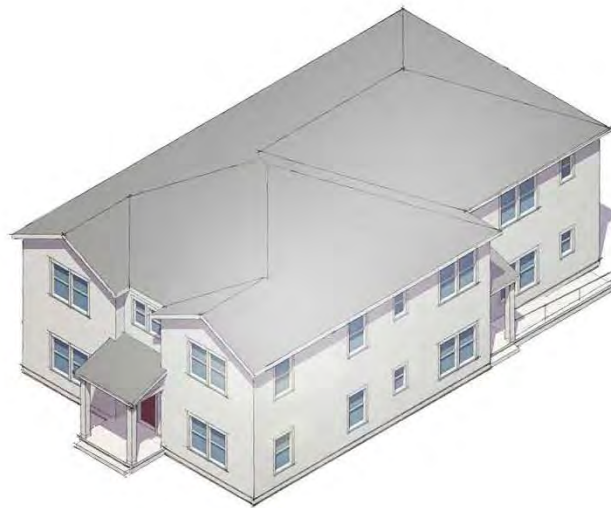
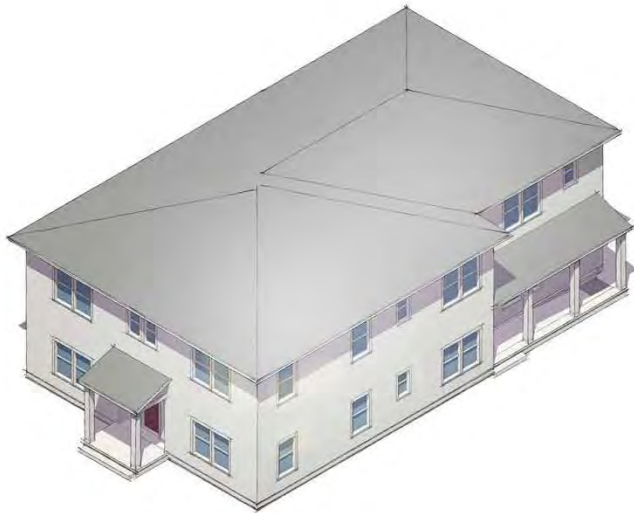
Option A



Option B



Option C



Supporting Development – lateral replacement fund



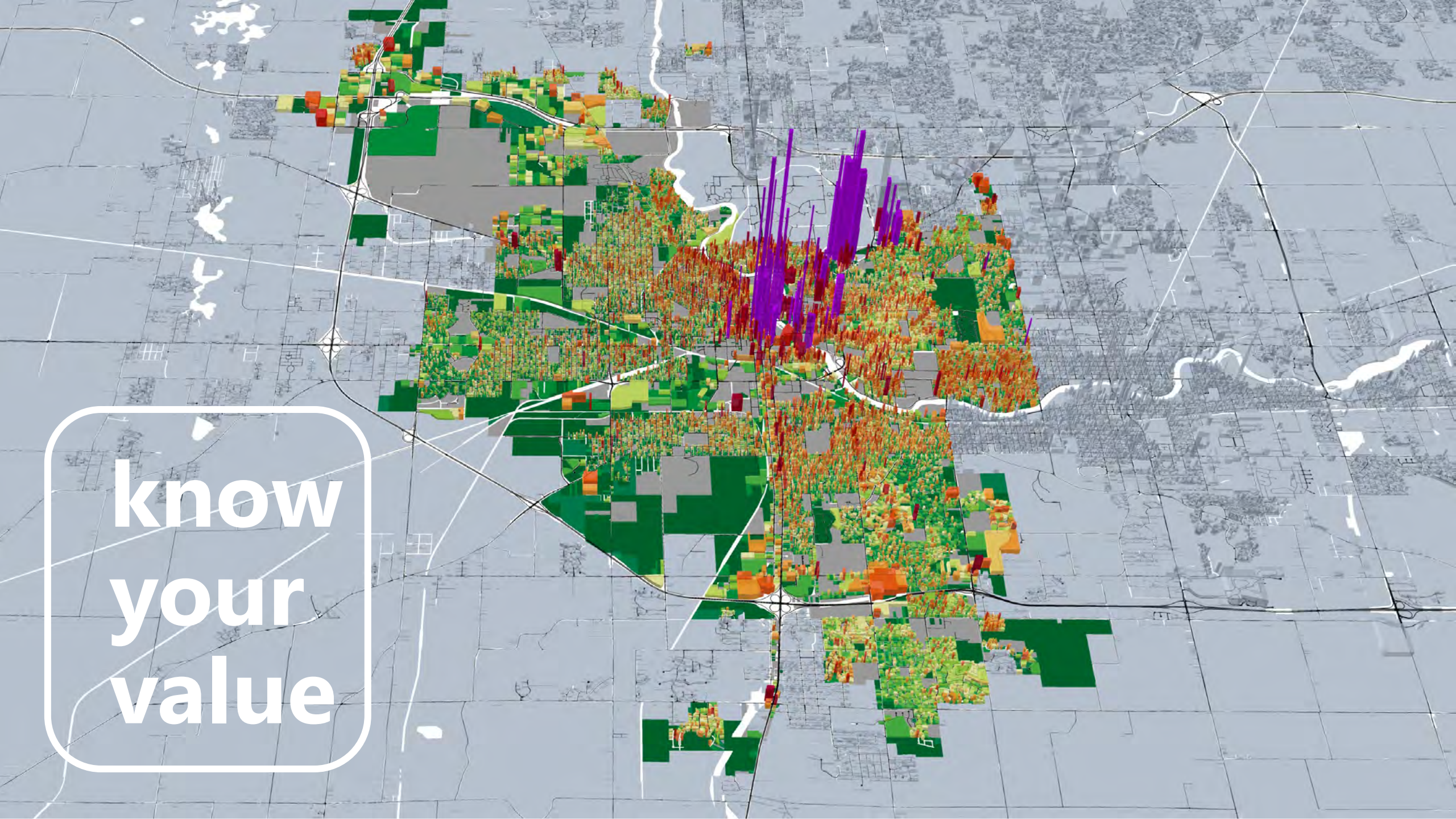
Lessons Learned



**audience
&
messaging**

**change
your
zoning
ordinance**



An aerial photograph of a suburban area with a grid of streets. Overlaid on the map are various 3D data visualizations. A large, dense cluster of orange and red rectangular blocks is concentrated in the center-right. To the left of this cluster, there are several tall, thin, purple vertical bars. Scattered throughout the map are smaller green and yellow rectangular blocks. The background is a grayscale aerial view showing trees, buildings, and roads.

**know
your
value**

Breakdown of ROI by Building Type

URBAN³
Study Year: 2019

LOW DENSITY

MEDIUM DENSITY

HIGH DENSITY

RESIDENTIAL



MIXED-USE

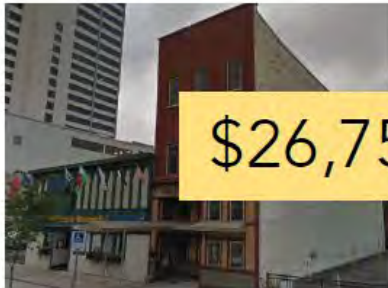


COMMERCIAL



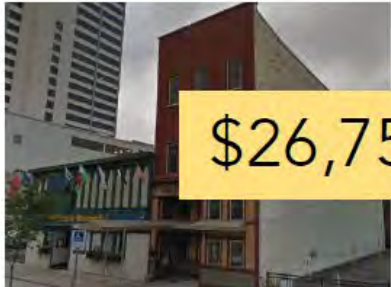
Breakdown of ROI/Acre by Building Type

URBAN³
Study Year: 2019

	LOW DENSITY	MEDIUM DENSITY	HIGH DENSITY
RESIDENTIAL	 -\$2,010	 \$1,613	 \$39,369
MIXED-USE	 \$21,663	 \$40,630	 \$142,762
COMMERCIAL	 \$1,354	 \$26,754	 \$155,229

Breakdown of ROI/Acre by Building Type

URBAN³
Study Year: 2019

	LOW DENSITY	MEDIUM DENSITY	HIGH DENSITY
RESIDENTIAL	 -\$2,010	 \$1,613	 \$39,369
MIXED-USE	 \$21,663	 \$40,630	 \$142,762
COMMERCIAL	 \$1,354	 \$26,754	 \$155,229

Conceptual Diagram on the Benefits of Compact Development

South Bend, IN





tool
for
change











✳ First permitted fourplex in nearly 100 years

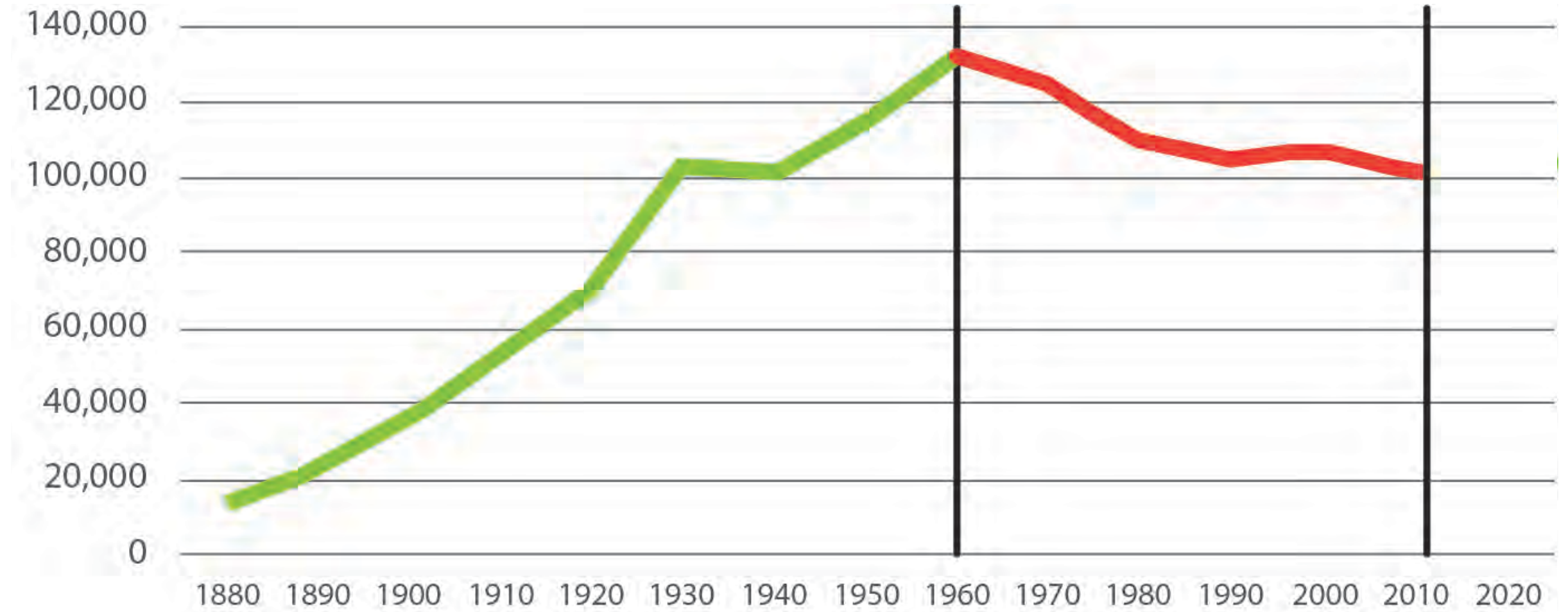


1 FRONT ELEVATION
A-2 SCALE 1/4" = 1'-0"

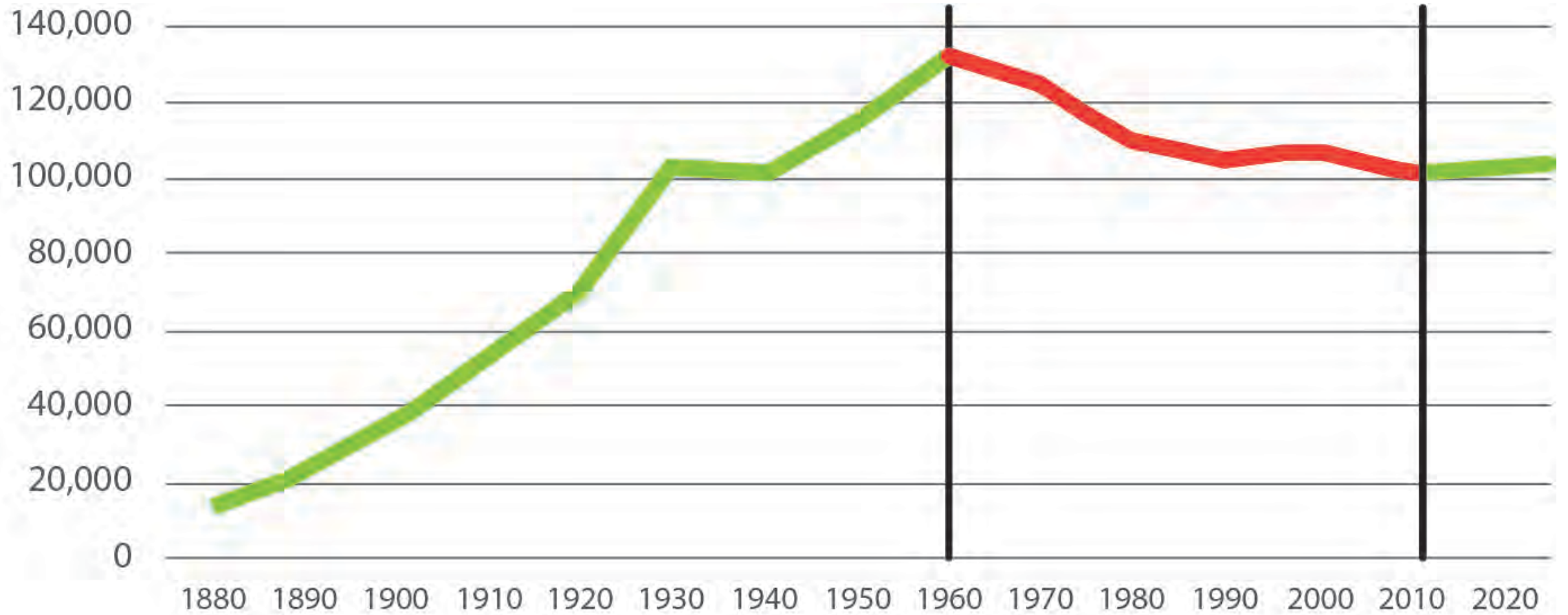




Population



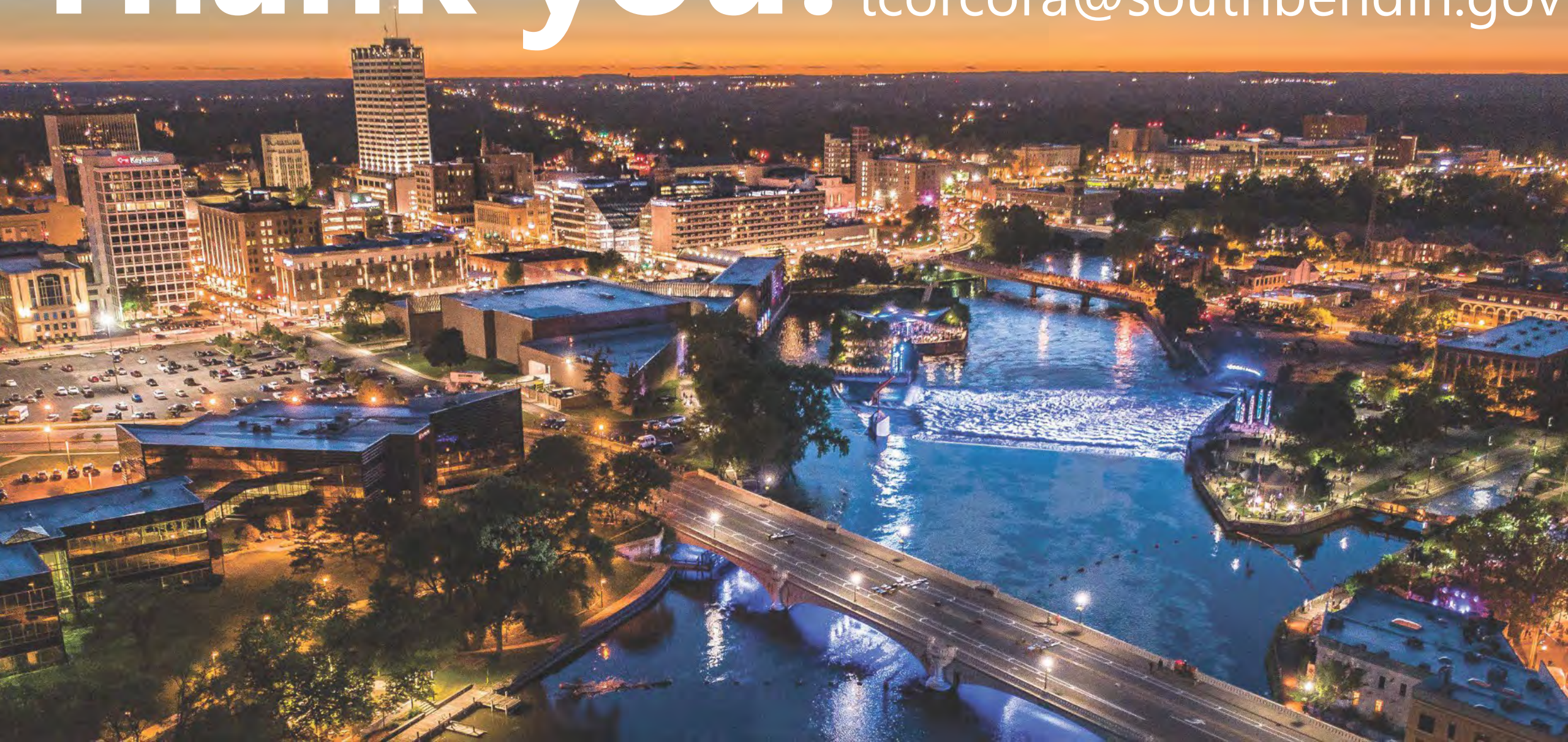
Population – turning a corner



Thank you!

Tim Corcoran

tcorcora@southbendind.gov





mayors
innovation
project

ZONING FOR DIVERSE HOUSING TYPES

Mayor Lucy Vinis, Eugene, OR

SUMMER
2022

WIFI: event0564

Password: p7z4;r3o7;a5o9



City of Eugene, Oregon

Mayor Lucy Vinis



MIDDLE HOUSING CODE AMENDMENTS

Expanding housing options for Eugene

More Information on Middle Housing & Public Engagement: www.eugene-or.gov/middlehousing

Staff Contact: Jeff Gepper, Senior Planner | JGepper@eugene-or.gov | 541.682.5282