



Single-Family Zoning and Missing Middle Housing

Overview and Options

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Tonight's Agenda

1. Strategic Vision for Housing Plan Recommendations
2. Model States
3. Model Communities
4. Review Missing Middle Options
5. Potential Impacts
6. Staff Recommendation
7. Next Steps
8. Board Discussion/Direction

What is Missing Middle Housing?

The phrase “Missing Middle Housing” was coined by *Opticos Design*, a leader in zoning reform. Missing Middle Housing is essentially multiple unit structures such as townhomes, duplexes, triplexes and fourplexes.

Strategic Vision for Housing

Modify Oak Park's Zoning Ordinance to Allow “Missing Middle Housing”

1. Build consensus on intended goals of missing middle housing and zoning changes necessary to achieve these goals. (*Zoning Reform Advisory Task Force*)
2. Factor affordability goals into regulations chosen. (*Evaluate parking requirements, building size, types of housing*)
3. Determine where to implement missing middle housing reform. (*Pilot area or broader area or ¼ mile from transit stations*)

Model States

Washington –

- 3 Yr. process for zoning reform,
- Created a coalition to end exclusionary zoning, and
- 2-4 units shall be allowed in all residential zoning districts (4 Unit within ¼ mile of transit)

Montana –

- allow multi-family housing and mixed-use development in urban commercial zones that previously only allowed office and retail space and parking.
- allow duplexes to be built in cities.
- prevent local authorities from creating stricter zoning laws than the state's.

Minnesota – Multi-Family Residential Act (under consideration)

- Communities and municipal leaders can fulfill their multifamily residential development goals;
- Black, Brown, and Indigenous families can afford housing in the low-poverty communities where they have been excluded in the past;
- Minnesota businesses can attract the workers they need because housing is available nearby, and;
- Non-profit developers can create the affordable housing Minnesota desperately needs.
- If passed, this zoning bill will significantly disrupt NIMBY-ism and make it possible to build more affordable housing across the state.

Other states to pay attention to: Oregon and California

Model Communities

Minneapolis, MN –

- First in the nation to abolish single-family only zoning.

Portland, ME –

- Allow up to four units of housing on most residential properties in the city.
- Two accessory ADUs on all residential lots on the mainland.
- Eliminated parking requirements for four-unit homes.

Charlottesville, VA –

- Allow at least three units by-right almost everywhere in the city, and
- Up to eight units by-right in some residential zones.
- Preservation and affordability bonuses would allow builders to add up to 12 units on some parcels.
- Retained a small single-family-only district (4 percent of city), but builders will have the option of adding two additional homes if they preserve the existing house on the property.
- Inclusionary zoning standards created requiring developers of projects that contain more than 10 units in mixed-use zones to offer 10 percent of those new units at rates that are affordable to people making 60 % of the AMI.

Staff's Missing Middle Options

1. Eliminate Single-Family nomenclature and add more housing choices to all former Single-Family Residential Districts. *(No change to Zoning District Boundaries)*
2. No Changes to any Residential Districts – status quo.
3. Reduce eight Residential Districts to four: 2-Family, 3-Family, 4-Family and Multi-Family Residential Districts. *(Consolidate into four major Residential Zoning District based on current guidelines)*
4. Reduce eight Residential Districts to one by creating a residential “land use-type” infill District.

Potential Impacts

1. Tax Impact
2. Market Demand
3. Current Land Use Patterns
4. Teardowns: Protection of affordable houses
5. Impacts to Village services, schools, parks, etc.
6. Parking impacts
7. Cost of construction; OP building codes, electrification code, EV code, fire codes, etc

Staff Recommendation

In order to achieve, at a minimum, more housing options in our current single-family residential zoning districts, the following must occur (Alternative 1):

1. Eliminate the single-family-only zoning classification,
2. Allow two-family and three-family dwellings in historically zoned single-family districts,
3. Allow four-family dwellings within $\frac{1}{4}$ mile of transit in historically zoned single-family districts, and
4. Allow ADUs on lots with two-family dwellings, in addition to single-family dwelling parcels.

Next Steps

1. Receive Village Board direction on preferred option.
2. Participate in the Metropolitan Mayors Caucus – Missing Middle Housing Technical Assistance Program with partner Opticos Design.
3. Further develop staff recommendations for multi-family by-right options in business districts.
4. Return to Village Board for further direction.
5. Engage public hearing process regarding Zoning Amendments.