



# Memorandum

**TO:** Kevin J. Jackson, Village Manager

A handwritten signature in blue ink, appearing to be "KJ", enclosed in a circle.

**FROM:** Craig Failor, Development Services Director

A handwritten signature in blue ink, appearing to be "CF", written in a cursive style.

**FOR:** Village Board of Trustees

**DATE:** February 27, 2026

**SUBJECT: Shape Oak Park Project Update**

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## Purpose

This memorandum is an overview of progress related to Shape Oak Park, a project that aims to strategically update the Village of Oak Park zoning code to create more housing opportunities primarily via middle housing while maintaining Oak Park's character, walkability, and scale. Shape Oak Park intends to generate thoughtful recommendations that honor Oak Park's character while opening doors for young families, older adults, and everyone in.

## Background & Explanation:

Shape Oak Park is led by Opticos Design, a team of urban designers, architects, and strategists who believe in the transformative power of beautiful, sustainable, walkable communities for all. Opticos principal Daniel Parolek coined the term "Missing Middle" in 2010 to describe a range of multi-unit or clustered housing types—compatible in scale with single-family homes—that help meet the growing demand for walkable urban living. Opticos is joined by All Together, a design studio specializing in placemaking, community branding, and engagement, and Sightline Planning and Zoning, an urban planning firm dedicated to guiding development so communities can grow stronger. Each company has offices in the Chicago area, and multiple team members reside in Oak Park.

The consultant team kicked off the project in September 2025 by developing messaging and community engagement strategies. A dedicated Shape Oak Park webpage was launched within Engage Oak Park to give the public an overview of the project, its purpose, and the ways to offer feedback. The page also hosted a survey that received 215 submissions between November 2025 and January 2026. The outcome and analysis of the survey results can be found in the accompanying slide

deck. In addition, a steering committee of 12 Oak Park community members was formed and, together with Village of Oak Park staff, was tasked with guiding the consultant team's progress and serving as an essential litmus test for a wide range of issues.

The consultant team also conducted a series of stakeholder meetings with subject matter experts and community-based representatives, who were invited to share candid insights on Oak Park's housing landscape—from emerging opportunities to persistent challenges.

Complementing these meetings, the consultant team hosted pop-ups at several outdoor holiday events, meeting residents where they were already set to gather. Through a variety of engagement activities, they collected feedback on residents' housing ideas and concerns, as well as reactions to specific Missing Middle Housing typologies and where those types might be most appropriate in Oak Park.

These engagement activities provided valuable insight into residents' priorities and concerns, which in turn informed simultaneous analysis of Oak Park's built environment (ranging from the historical impact of zoning and where middle housing exists today to lot widths and building height), its existing policy framework, and the community's most pressing housing issues. A zoning code assessment identified five overarching barriers to enabling Missing Middle Housing:

- Use Restrictions
- Further Enabling Accessory Dwelling Units (ADUs) Development
- Development Standards
- Parking & Landscaping
- Design Standards & Process

The project team also developed "test fits" to evaluate what could be built on a series of typical lots within relevant zoning districts (residential and housing on primary corridors) under the current code—and what might be possible if key provisions, such as density or parking requirements, were modified. Findings from these exercises, combined with community input, are now informing a set of projected scenarios. For example, the consultant team is considering the impact of consolidating districts to improve equity and enable more predictable outcomes for all areas of Oak Park. Key aspects of these scenarios will be presented for public feedback during two Community Workshops on Monday, March 2 (Community Recreation Center – 229 Madison Street) from 7–8:30 pm and Wednesday, March 4 (Veterans Room – Main Library – 834 Lake Street) from 6–7:30 pm.

### **Supporting Information**

The attached slide presentation serves as a compendium of the information created throughout the course of the project and showcases the approach the team has taken and the direction in which community input and discovery have taken them thus far. However, it is important to note that this does not represent any final recommendations. The consultant team looks forward to continued feedback from the community and Village staff.

For any questions, please contact Craig Failor, Development Services Director, via e-mail at [cfailor@oak-park.us](mailto:cfailor@oak-park.us) or by phone at 708-358-5422.

cc: Lisa Shelley, Deputy Village Manager  
Ahmad Zayyad, Deputy Village Manager  
Christina M. Waters, Village Clerk  
Gregory Smith, Village Attorney  
All Department Directors

Attachments:

Shape Oak Park – Project Slide Presentation



# SHAPE OAK PARK

MORE HOUSING CHOICE • MORE COMMUNITY

# CONTENTS

- Project Overview
- Middle Housing & Oak Park
- Why is a Zoning Update Needed Now?
- Engagement Summary
- Analysis & Test Fits
- Refining Regulations

## **Village of Oak Park**

Craig Failor

Development Services Director

Mike Bruce

Village Planner

## **Consultant Team**

Opticos Design

All Together

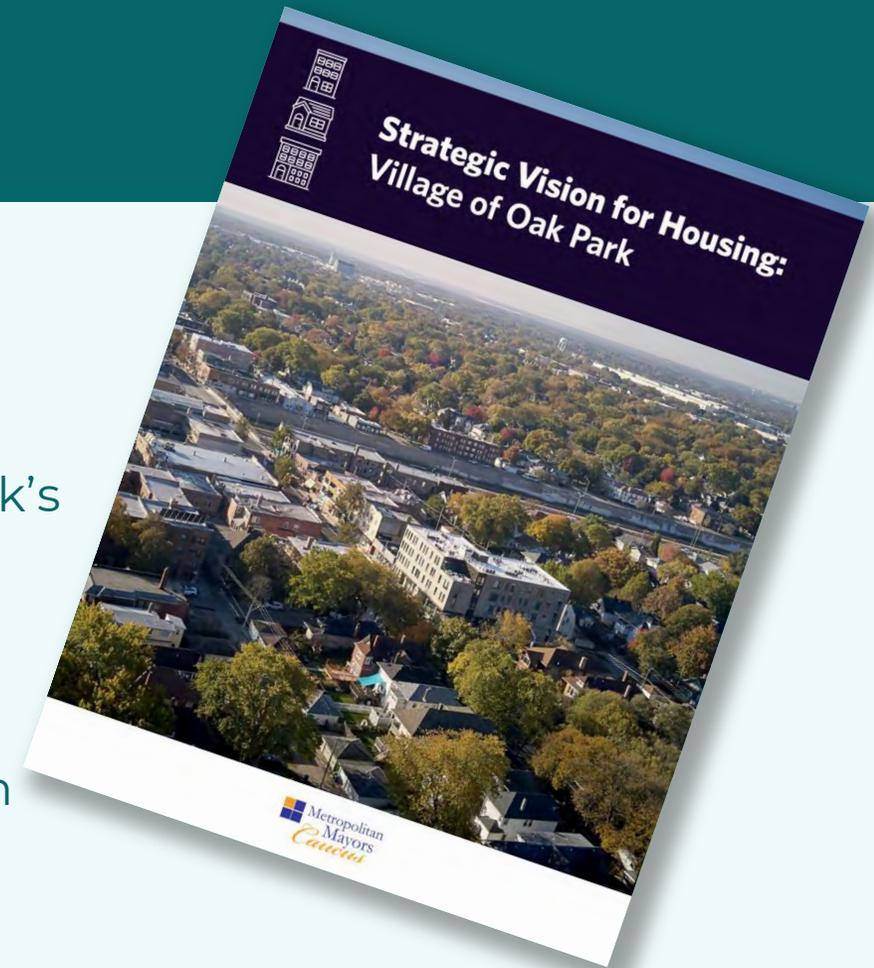
Sightline Planning & Zoning

# PROJECT OVERVIEW

*Goals, Scope, & Timeline of Shape Oak Park*

# PROJECT OVERVIEW | GOALS

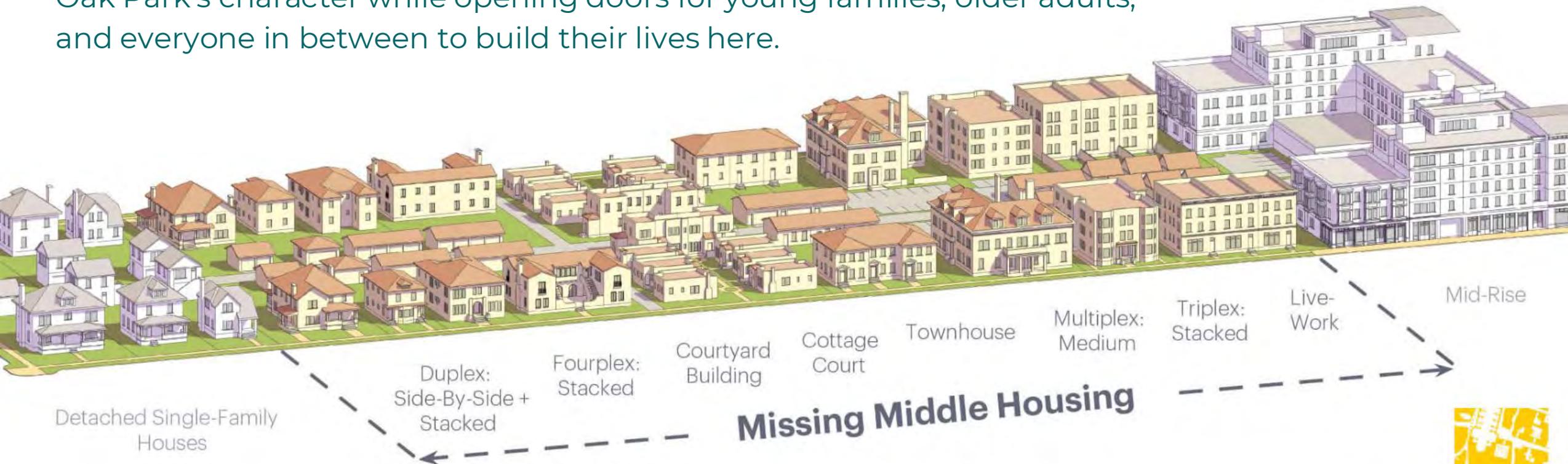
- 🌀 Implement the Village's Strategic Vision for Housing Plan
- 🌀 Update the Zoning Ordinance and Map to align with Oak Park's values of equity, inclusion, affordability, economic vitality, sustainability, and historic preservation
- 🌀 Support Missing Middle Housing, review residential zoning on commercial corridors, and update parking regulations
- 🌀 Engage and educate the community on how zoning can better align with current needs
- 🌀 Deliver clear, implementable regulations that balance market and construction realities



# PROJECT OVERVIEW | FOCUS

This project aims to strategically update the zoning code to create more housing opportunities via middle housing while maintaining Oak Park's cherished character, walkability, and scale.

This isn't about dramatic change—it's about thoughtful additions that honor Oak Park's character while opening doors for young families, older adults, and everyone in between to build their lives here.



# PROJECT OVERVIEW | WHO BENEFITS



Retirees & empty-nesters



Multi-generational families



Small & single-person families



Entry-level buyers

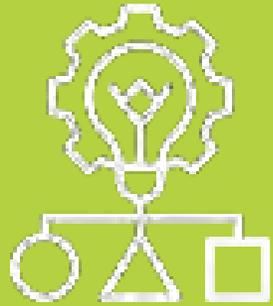


Working middle-class



Small-scale builders

# PROJECT OVERVIEW | TIMELINE



Project  
Kick-off

SEP 2025 – OCT 2025



Review &  
Analysis

OCT 2025 – DEC 2025



Refining  
the Code

DEC 2025 – APR 2026



Adoption  
Process

APR 2026 – MAY 2026

← **ENGAGEMENT & COMMUNICATIONS** →

# STEERING COMMITTEE

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**A 12-person committee to advise the Village and consultants throughout the Shape Oak Park zoning update.**

- **Represents diverse interests and backgrounds:** Plan Commission, Zoning Board of Appeals, Housing Programs, Historic Preservation, Community Relations, Aging, Realtors, Builders/Developers, and Housing
- **Steering Committee Role:** Consider how this effort aligns with other initiatives, advises on engagement and communication tools, encourages public participation, and provides feedback on major work and processes.

## SCHEDULE

### **Project Kick-off**

October 28, 2025  
12 – 1:30 pm

### **Scenario Testing**

December 9, 2025  
8 – 10 am

### **Refining Regulations**

February 10, 2026  
8 – 10 am

### **Community Workshops**

March 2 & 4, 2026  
*Attendance at one of two*

# MIDDLE HOUSING & OAK PARK

# MISSING MIDDLE HOUSING DEFINITION

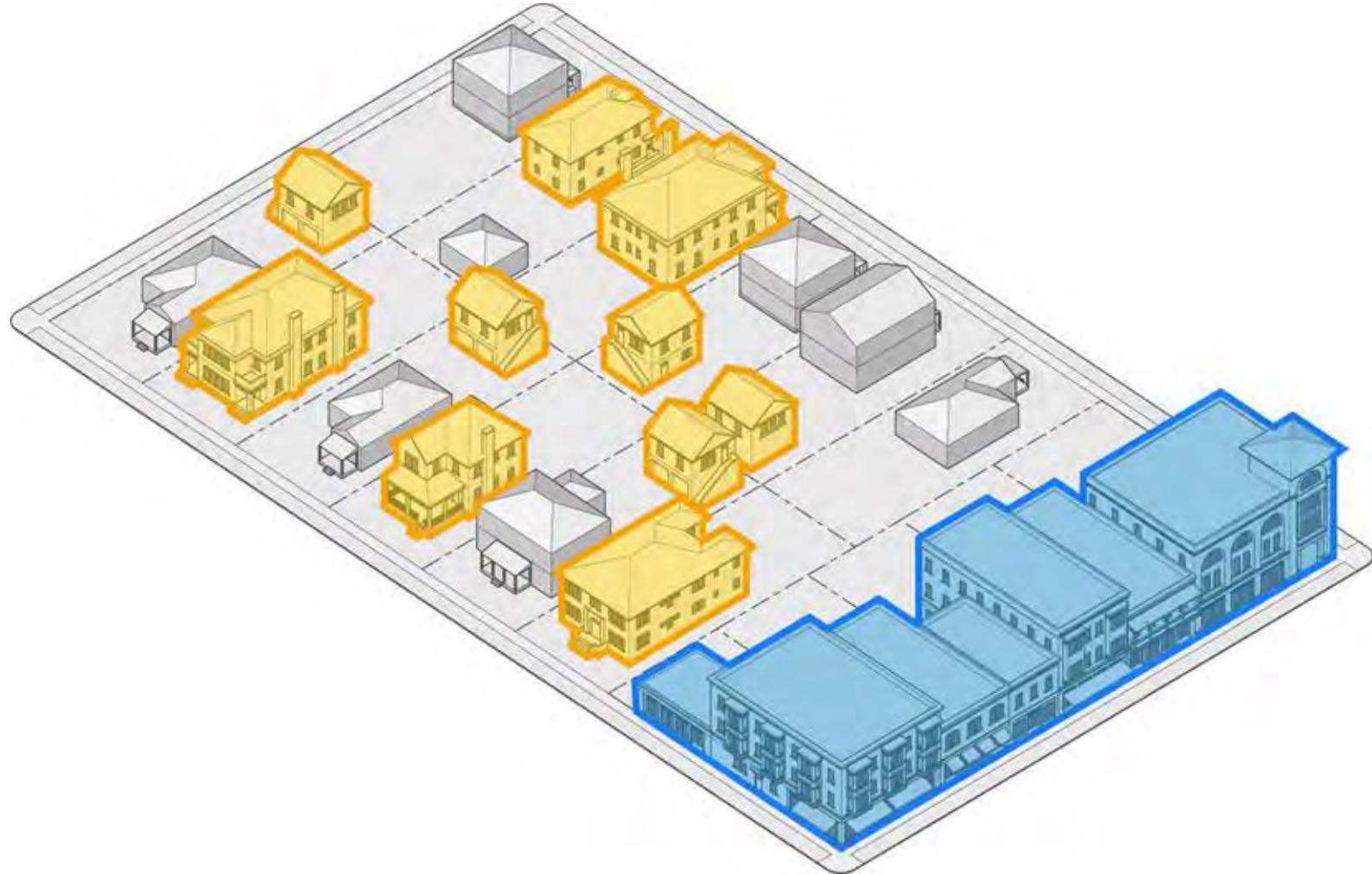
House-scale buildings with multiple units in walkable neighborhoods.

- A middle form and scale between single-unit and multi-unit buildings
- Delivers attainable housing choices to middle-income families



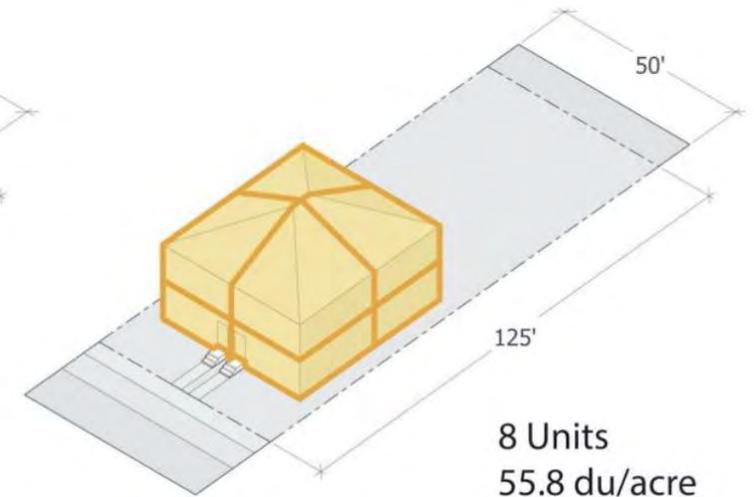
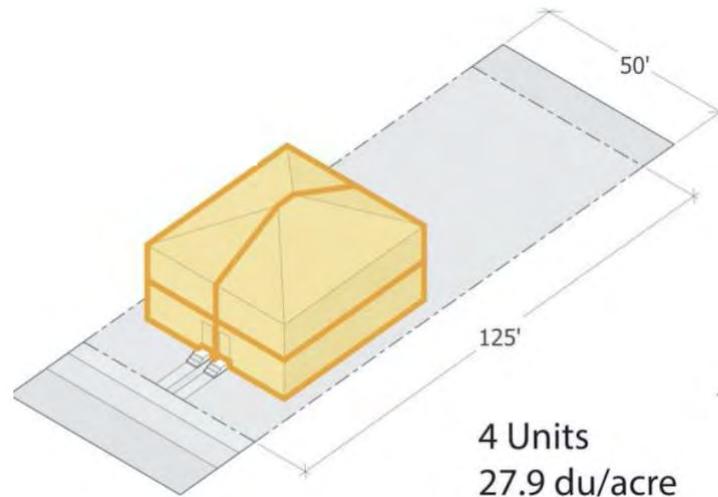
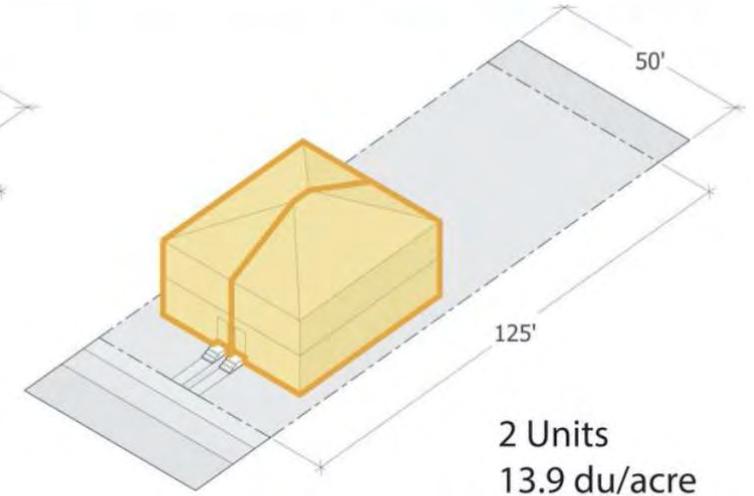
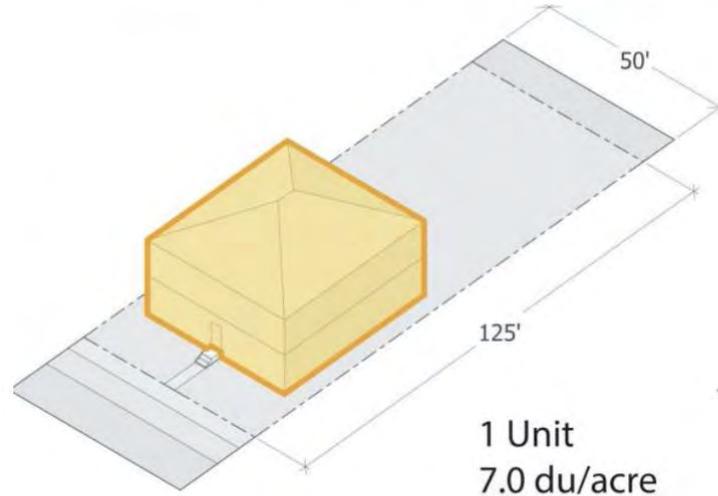
# MISSING MIDDLE HOUSING CHARACTERISTICS

- Close to amenities or existing infrastructure
- Fewer off-street parking spaces
- Small, well-designed units
- Supports a strong sense of community
- Simple construction & affordability by design



# MISSING MIDDLE HOUSING BENEFITS

- Increase rental options through more small-scale multi-family housing
- Smaller, more attainable homes can provide a pathway to homeownership
- Homeowners can add units on existing lots to generate passive income and lower housing costs



# MISSING MIDDLE HOUSING PROVIDES MORE CHOICE

This variety of housing provides the needed choices to meet people at different stages of life, different income levels and interest in different types of community.



Duplex (Stacked)



Duplex (Side-by-Side)



Triplex (3-flat)



Fourplex

# MISSING MIDDLE HOUSING PROVIDES MORE CHOICE

This variety of housing provides the needed choices to meet people at different stages of life, different income levels and interest in different types of community.



Cottage Court



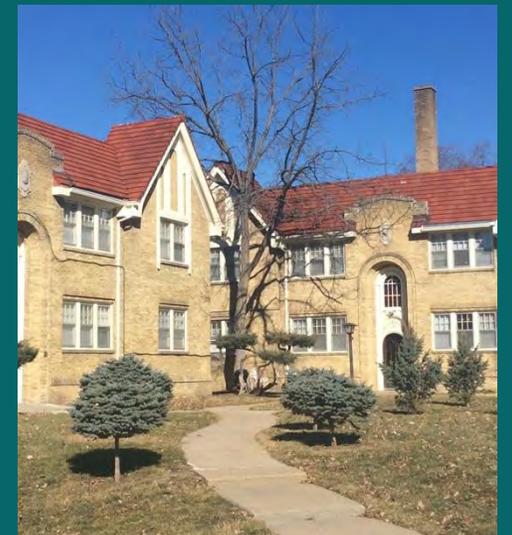
Accessory Dwelling Unit (ADU)



Townhouse



Multiplex



Courtyard Apartment

# MISSING MIDDLE HOUSING PROVIDES MORE CHOICE **LOCALLY**

Oak Park is known for its diversity of housing stock and numerous examples of Middle Housing. This is tied to its ability to support locally-serving retail, high walkability & mobility choices. Unfortunately, we have stopped building these types.



Oak Park Courtyard Apartment Building



Oak Park Multiplex



Oak Park Fourplex



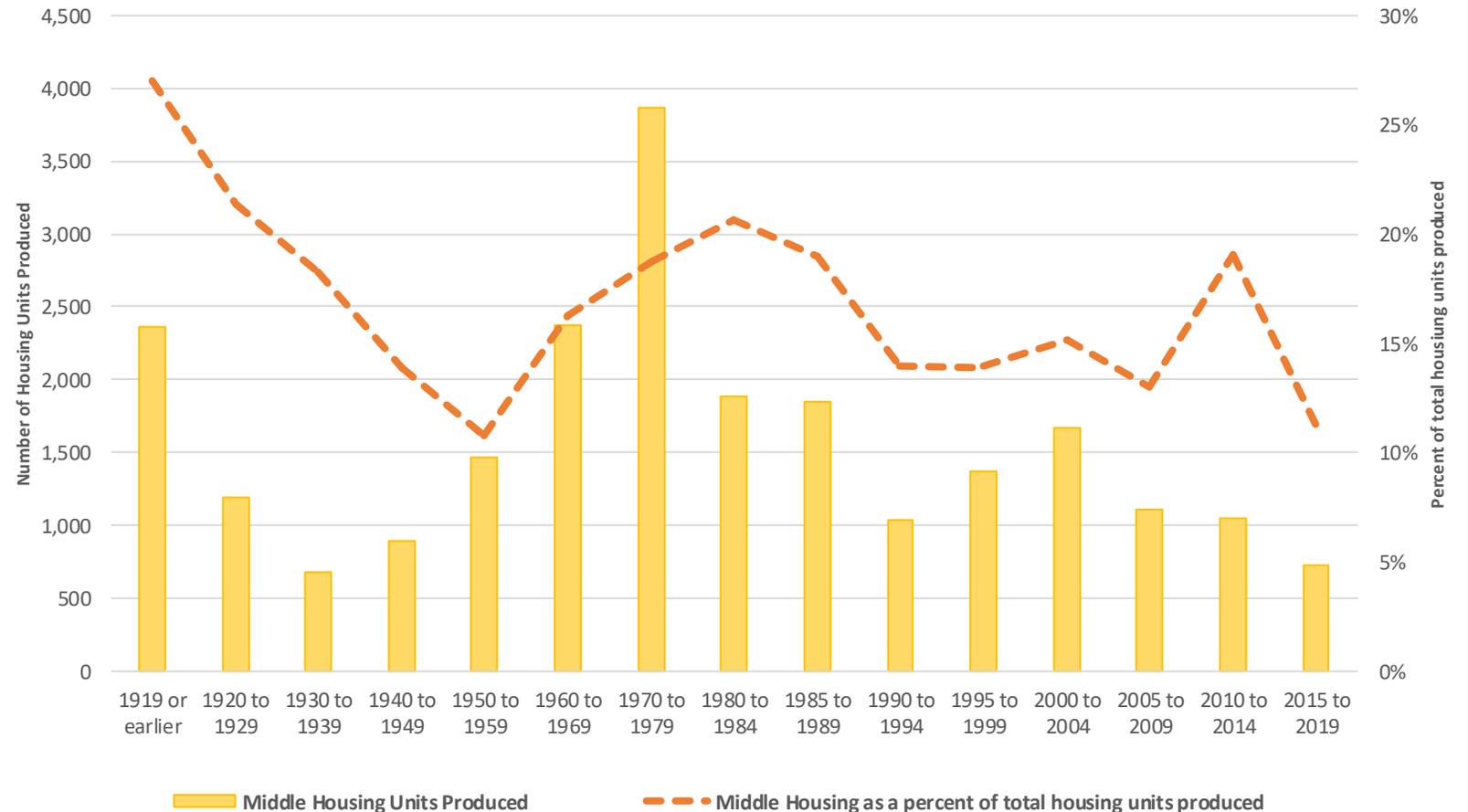
Oak Park Duplex

# WHY IS IT MISSING?!?

Less than 15% of all housing units produced between 1990 and 2019 were middle scale

-American Housing Survey, 2021

Middle Housing Units in U.S. Produced by Decade



# BARRIERS TO MISSING MIDDLE HOUSING

- Limited zoning districts specifically for middle housing
- Complex or unpredictable entitlement process
- Lack of familiarity in financial & development industries
- Added cost & complexity of building codes
- Community opposition



# WHERE DOES MISSING MIDDLE HOUSING FIT?

## Blend into existing neighborhoods



# WHERE DOES MISSING MIDDLE HOUSING FIT?

## Transition between single-family homes and mixed-use corridors



# WHERE DOES MISSING MIDDLE HOUSING FIT?

## Higher capacity along corridors



# WHICH TYPE IS IT + HOW MANY UNITS?





Detached Single-Family Houses

Duplex: Side-By-Side + Stacked

Fourplex: Stacked

Courtyard Building

Cottage Court

Townhouse

Multiplex: Medium

Triplex: Stacked

Live-Work

Mid-Rise

# Missing Middle Housing

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# WHICH TYPE IS IT + HOW MANY UNITS?

2



5



3



# WHY IS AN UPDATE NEEDED NOW?

# WHY MIDDLE HOUSING IS NEEDED

- To respond to **changing housing needs**
- To increase **housing attainability & ownership**
- To strengthen **local economies**
- To promote **sustainable development**



# WHY SHAPE OAK PARK NOW?

- Oak Park is becoming more expensive to live.
- There is a mismatch between the existing housing stock and demographic shifts.
- Zoning does not align with Village priorities of racial & economic diversity, affordability, housing choice, and sustainability.

# OAK PARK IS BECOMING MORE EXPENSIVE

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From 2012 to 2023, the median sales price of a single-family home rose from \$360,000 to over \$520,000

# OAK PARK IS BECOMING MORE EXPENSIVE

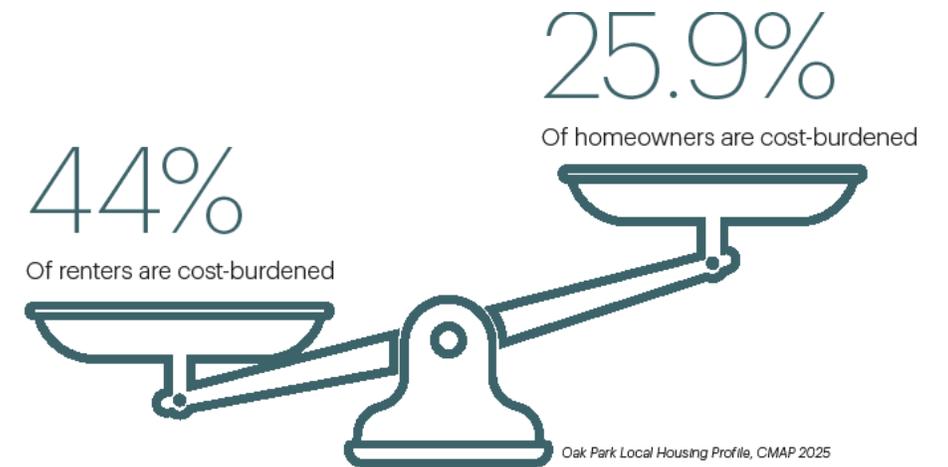
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Condos in Oak Park, while more affordable, increased sharply from around \$90,000 to over \$180,000

# OAK PARK IS BECOMING MORE EXPENSIVE

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4 out of every 10 renters are cost-burdened, spending more than 30% of their monthly income on housing. The median rent in Oak Park has been rising faster than incomes across the region.



# OAK PARK IS BECOMING MORE EXPENSIVE

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Oak Park has had **less than 7% vacancy rate** since 2016, meaning housing is harder to find.

# OAK PARK IS BECOMING MORE EXPENSIVE

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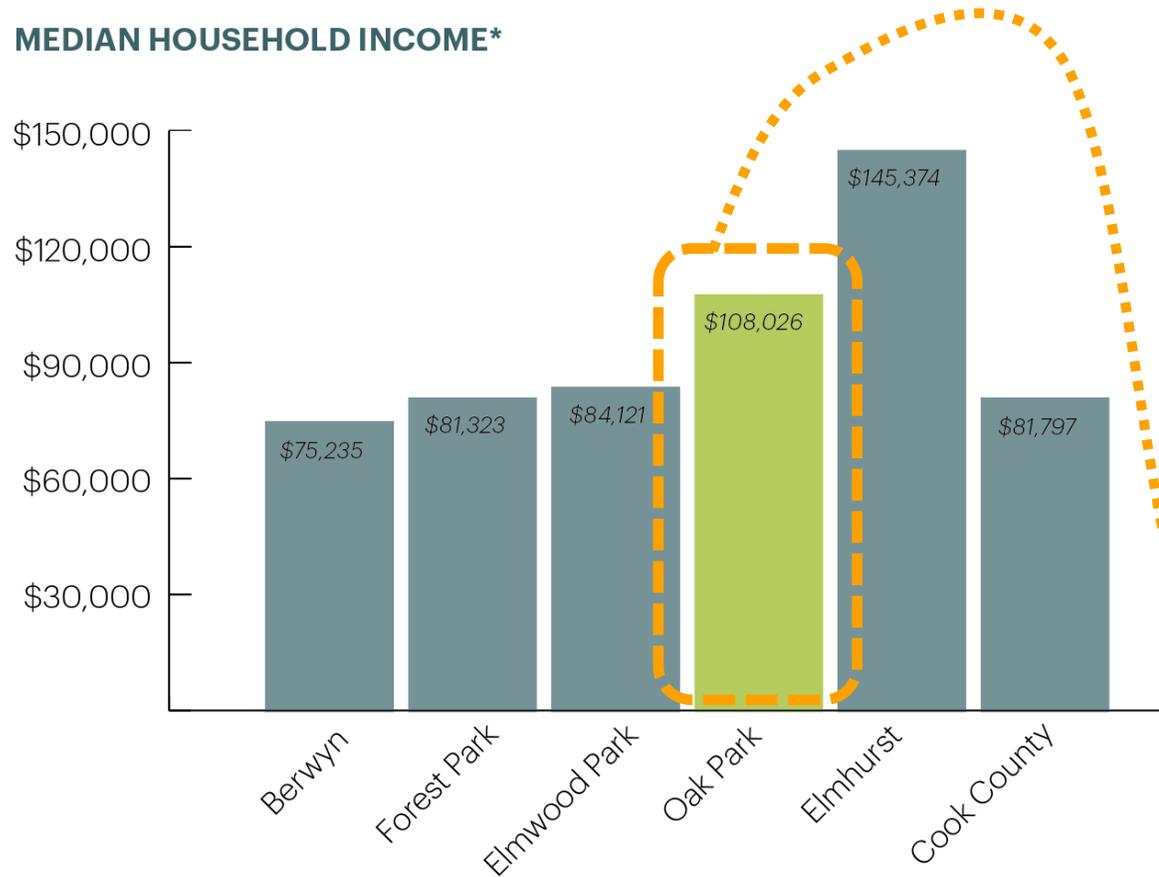
Oak Park Area Median Income (AMI) in 2022: \$85,087

What a household earning AMI can afford: \$293,521

Median sale price of a single-family home: \$525,063

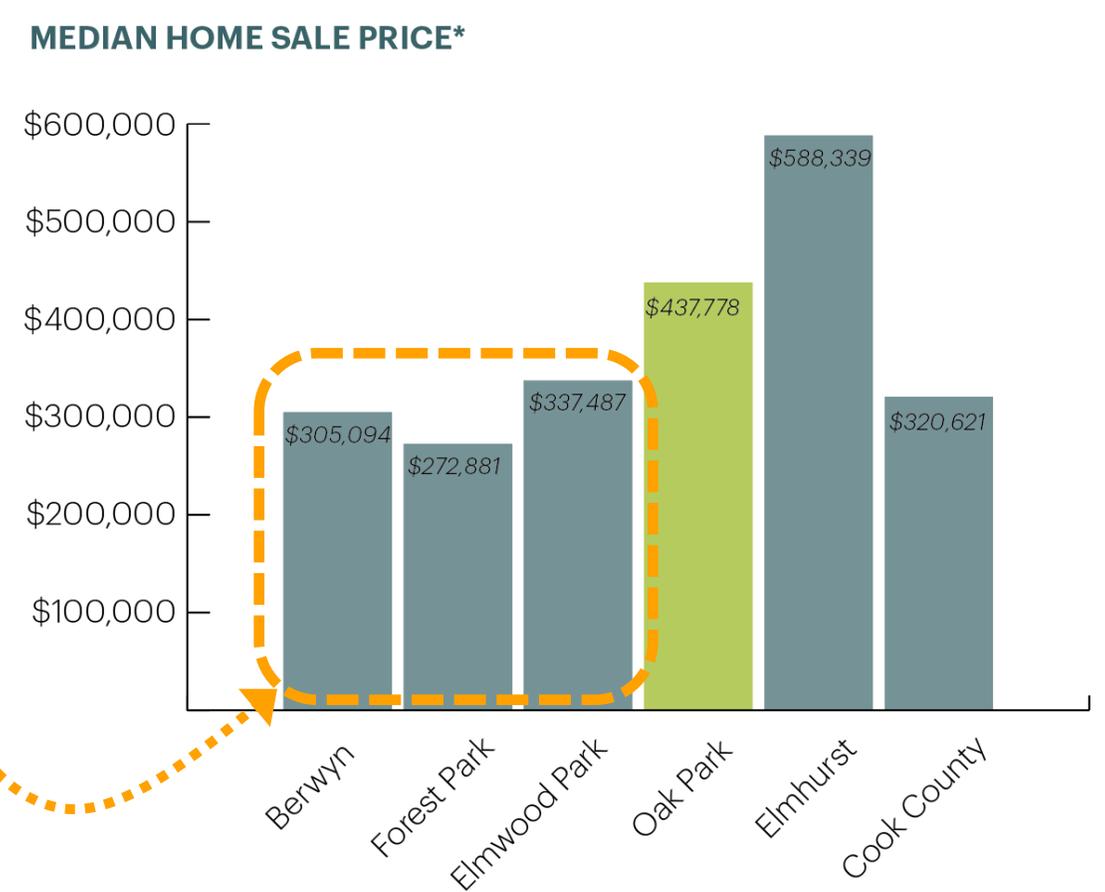
# OAK PARK IS BECOMING MORE EXPENSIVE

MEDIAN HOUSEHOLD INCOME\*



\*Source: Community Data Snapshot, CMAP 2025

MEDIAN HOME SALE PRICE\*



\*Source: zillow.com

# DIFFERENT DEMOGRAPHICS & HOUSING NEEDS

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## I am a single person

I need a studio apartment that's close to where I work and bikeable to downtown.

## We are roommates

We need a three-bedroom unit with space to host. We're not into yard work and do not need a backyard.

## We are retirees

We need a home surrounded by community. We don't drive and prefer to be very close to what we need.

## We are a couple

We need a small place where we know our neighbors. We want to be able to walk to shops and restaurants.

## We are a multi-generational family

We need room for three generations to live together. Grandma and grandpa need their own space to retreat, but still want to be steps away from their kids and grandkids and to be present in their daily lives

## We are a multi-generational family

We need space for our kids and would like a backyard. We would also love it if they could walk to school each day.

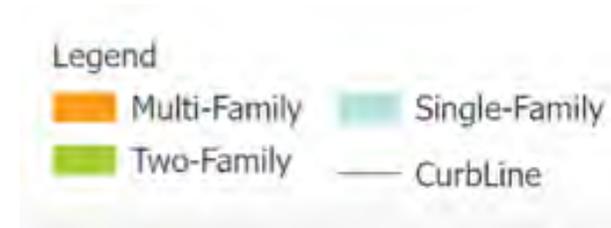


# EXCLUSIONARY ZONING

Fewer households can afford a single-family house, and many others want or need different housing choices. But zoning does not readily allow those options.

Approximately 86% of residential land in Oak Park only allows a single-family home.

There are discriminatory underpinnings to how zoning has been mapped historically.



# SHIFTING DEMOGRAPHICS

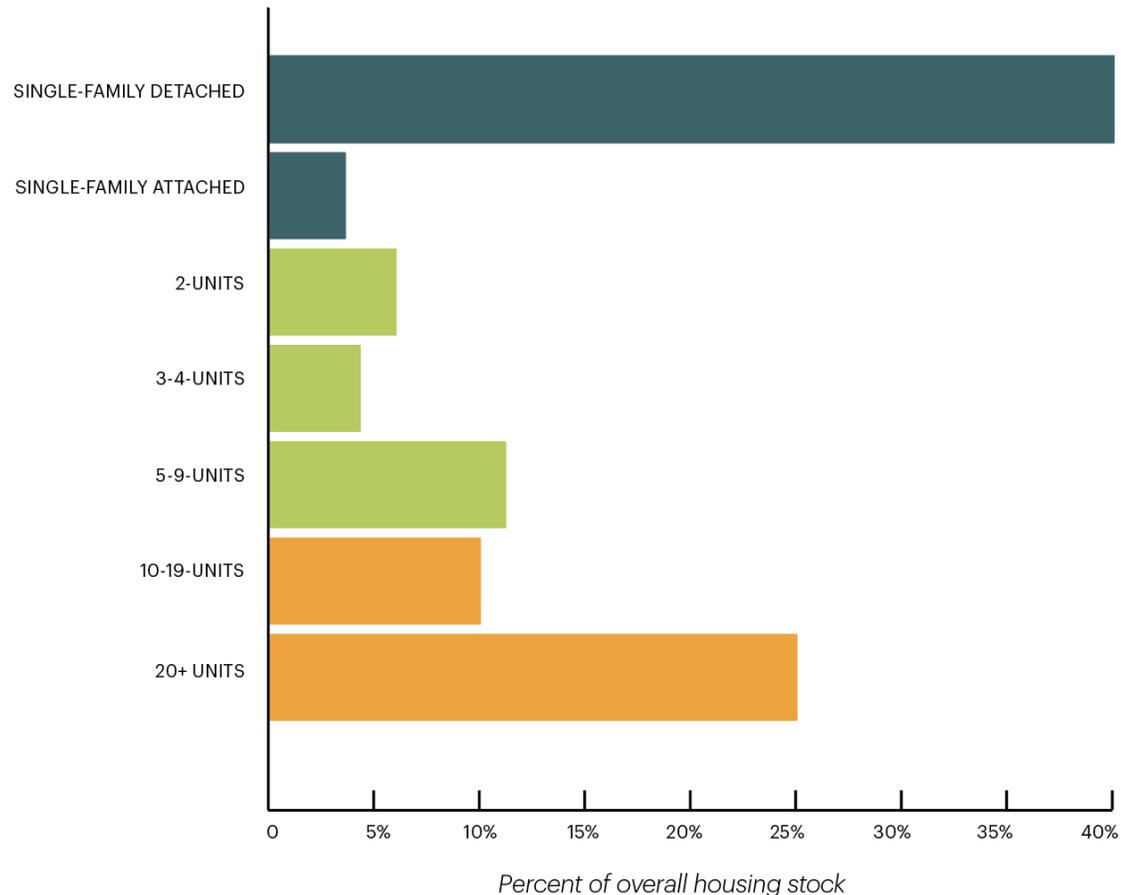
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67% of Oak Park households are only 1 or 2-persons

Individuals 65 years and older are the fastest-growing group in Oak Park, up from 9.5% in 2000 to 17.3% in 2023

# EXISTING HOUSING IS NOT MEETING CURRENT DEMANDS

HOUSING TYPES BY NUMBER OF UNITS, 2019-2023



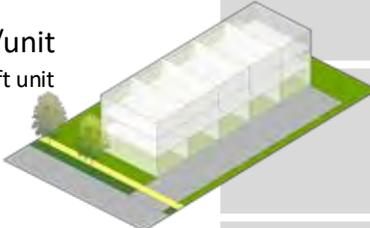
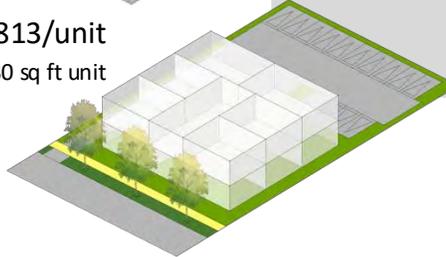
Nearly **50%** of Oak Park's existing housing is in a **single-family home**.

Over **60%** of Oak Park's existing housing was built before 1940.

-Strategic Vision for Housing: Village of Oak Park

# WHAT IS THE NEED AND WHO IS IT SERVING?

Attainable means households can afford to own or rent without spending more than 30% of their income. Middle housing is typically more attainable to households earning between 80% and 120% of AMI

|   |                          |  |  |  |
|---|--------------------------|---|---|---|
|   |                          | Mechanic  | Registered Nurse  | Chief Executive   |
|   | Income                   | \$61,630  | \$87,210  | \$283,670   |
|  \$869,400/unit<br>2,880 sq ft unit  | Townhouse<br>Cost Burden | 98%   | 69%   | 21%   |
|  \$587,328/unit<br>1,536 sq ft unit  | Duplex<br>Cost Burden    | 66%   | 47%   | 14%   |
|  \$466,578/unit<br>1,380 sq ft unit | Fourplex<br>Cost Burden  | 53%   | 37%   | 11%   |
|  \$246,813/unit<br>730 sq ft unit   | Multiplex<br>Cost Burden | 28%   | 20%   | 6%  |

-Cincinnati Housing Playbook

# ALIGNING ZONING WITH TOP PRIORITIES

Zoning does not align with goals of racial & economic diversity, affordability, sustainability, and aging.

- Increase the supply of affordable rental housing.
- Expand the variety of homeownership opportunities.
- Increase racial diversity across all parts of Oak Park
- Progress towards Climate Ready Oak Park goals.
- Increase housing options for older adults to downsize and Age-In-Community.

**Vision for Housing**

The following are aspirational goals, each addressing a key housing challenge outlined in the Strategic Vision for Housing, 2024. The following can be used to evaluate Oak Park's progress on key housing challenges over time.

| Goals   | Potential Metrics  | Source   |
|---|--|--|
| Increase The Supply Of Affordable Rental Housing.                           | Number of rental units affordable to households earning 60% of the area median income.   | US Census Bureau American Community Survey                       |
| Expand The Variety Of Homeownership Opportunities.                          | Number of homeowner units that are condos, townhomes, or other multifamily units.  | US Census Bureau American Community Survey                       |
| Increase Racial Diversity Across All Parts Of Oak Park.                     | Race and ethnicity in each census tract of Oak Park.   | US Census Bureau American Community Survey                       |
| Progress Towards The Goals Established In Climate Ready Oak Park.           | Number of housing-related goals implemented.   | Climate Ready Oak Park   |
| Respond To Racial Disparities In Access To Homeownership.                   | Homeownership rate by race and ethnicity in Oak Park.  | US Census Bureau American Community Survey                       |
| Expand The Supply Of Housing Options For Unhoused Populations.              | Number of permanent supportive housing units, interim housing units, and shelter beds in Oak Park.   | Housing Forward.   |
| Increase Housing Options For Older Adults To Downsize And Age-In-Community. | Number of homeowner units that are condos, townhomes, or other multifamily units; Number of rental units affordable to households earning 60% of the area median income. | US Census Bureau American Community Survey                       |
| Increase The Number Of Physically Accessible Homes.                         | Number of new multifamily units added following accessibility requirements; Number of homes served through Village accessibility programs.                               | US Census Bureau American Community Survey; Village of Oak Park. |
| Support Housing Options For Adults With Developmental Disabilities.         | Number of Community Integrated Living Arrangement beds.  | Community Mental Health Board of Oak Park Township.              |
| Address Housing Maintenance Issues Across A Variety Of Housing Types.       | Number of homes served through Village programs for rehabilitation, condo assistance, and rental inspections.  | Village of Oak Park.   |

Strategic Vision for Housing, 2024

Metropolitan Mayors Council

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# IMPACT OF ZONING

Data shows that places that build more missing middle housing — have slower rent growth and better affordability.

Zoning can regulate form and scale to ensure new housing is compatibility with surrounding homes and blends into the neighborhood.

The amount of land, buildable area, and parking required by code has a direct impact on the feasibility & attainability of new housing.

Smaller footprint homes, gentle increases in density, and more compact neighborhoods are more sustainable.

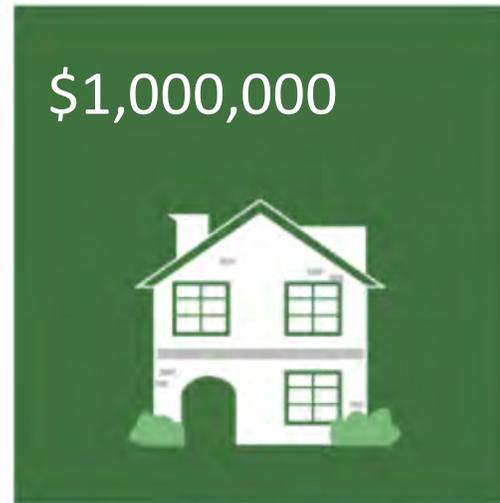
Allowing for more neighbors means more customers for local businesses. Retail follows rooftops.

Per-capita infrastructure costs are lower in denser areas, and middle housing generates more tax base to help fund infrastructure and schools.

# SHARING LAND COSTS & BUILDING SMALLER UNITS

Missing Middle Housing delivers multiple units on the same-sized lot as a single-family home.

- Allows distribution of land costs across units
- Often smaller, making them less expensive



One single-family detached  
3,000 square feet  
2.5 stories



Three townhouses  
2,000 sq. ft./house  
2.5 stories

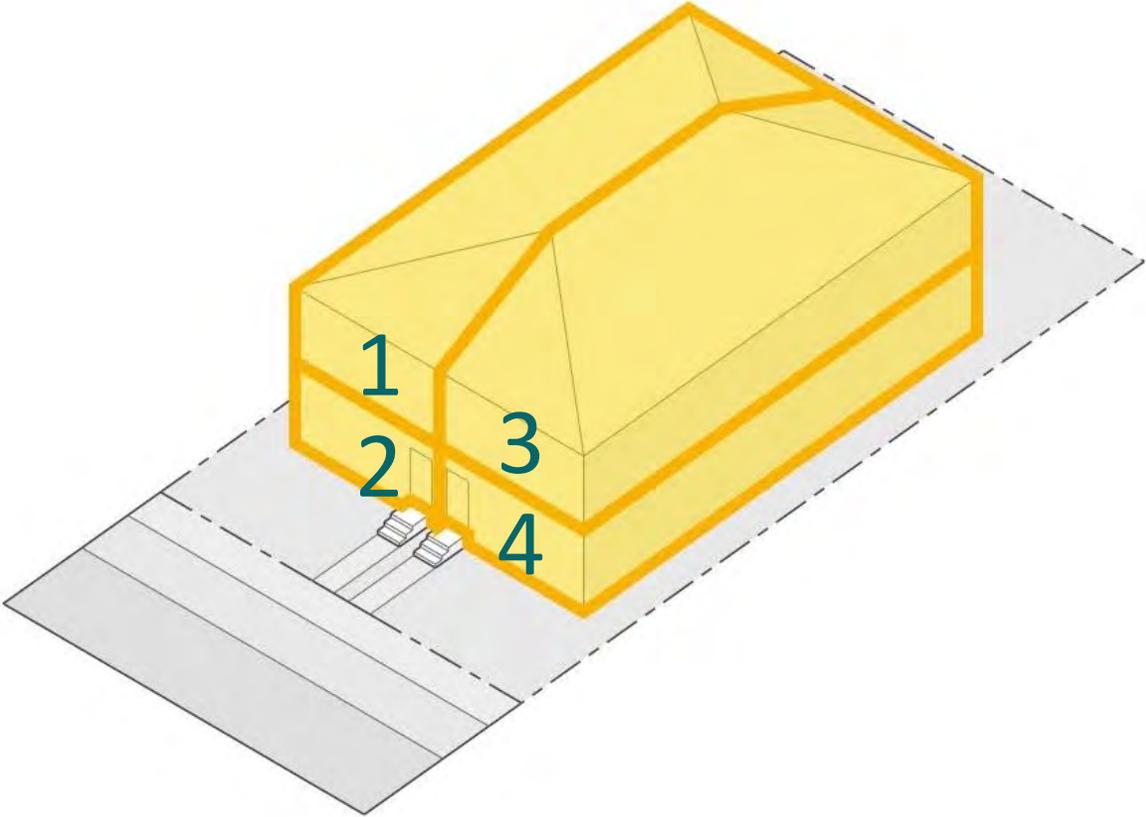


Six condominiums  
1,200 sq. ft./condo  
3 stories

Note: These are hypothetical examples created for this analysis. Structure types and building dimensions are typical of homes in Washington, D.C., verified against Computer Assisted Mass Appraisal residential data from [opendata.dc.gov](https://opendata.dc.gov).

**B** Metropolitan Policy Program  
at BROOKINGS

# SIMILAR FORM, MORE HOUSING CHOICE



# ENSURE HOUSE-SCALE FORM

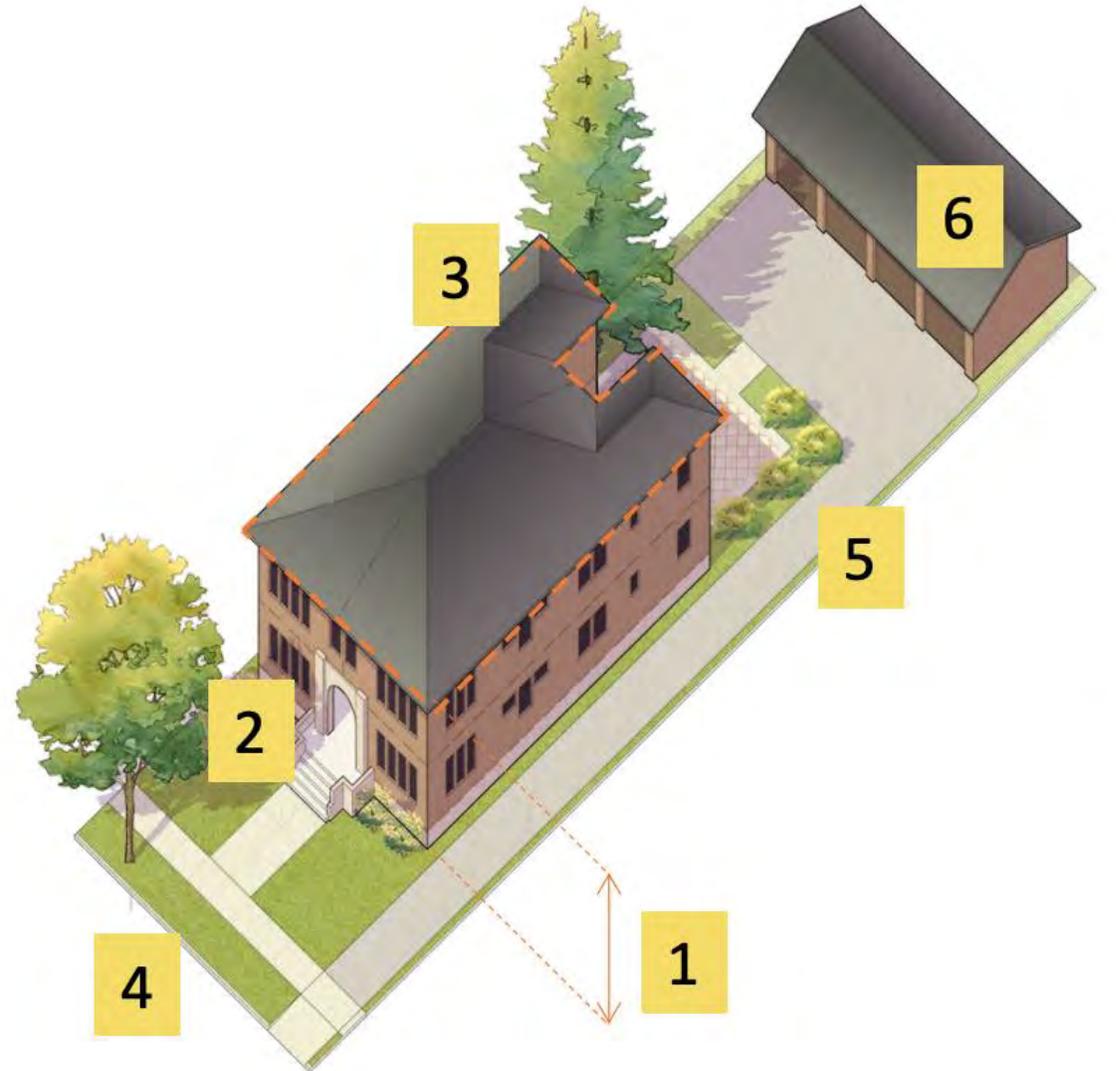
Height: 2.5 stories max.

Multiple Units: 2 - 19 max.

Footprint: Typical 40-75' width

Setbacks: 20-25' front, 5' side

On-site Parking: 1 space/unit, on-street counts towards required parking



# ENSURE HOUSE-SCALE FORM

These examples do provide housing, but do not maintain form and scale that is in line with neighbors



Large monolithic Multi-family



Tall Skinnies



Out-of-context Multi-family



Over-sized Units / Garage Frontage

# NOT ABOUT ELMINATING SINGLE- FAMILY HOMES

This effort is not about eliminating or penalizing single-family homes, nor is it about encouraging their demolition. It is about allowing a gentle density that offers additional units within the same form & scale that is typically allowed in current residential districts.



# COMMUNITY OUTREACH

# ENGAGEMENT OPPORTUNITIES

*Various sizes and styles of engagement opportunities are available to the community to gather diverse voices & perspectives.*



PROJECT  
WEBSITE



COMMUNITY  
SURVEYS



POP-UP  
EVENTS



STEERING  
COMMITTEE



EDUCATIONAL  
CAMPAIGNS



CITYWIDE  
WORKSHOPS



STAKEHOLDER  
DISCUSSIONS

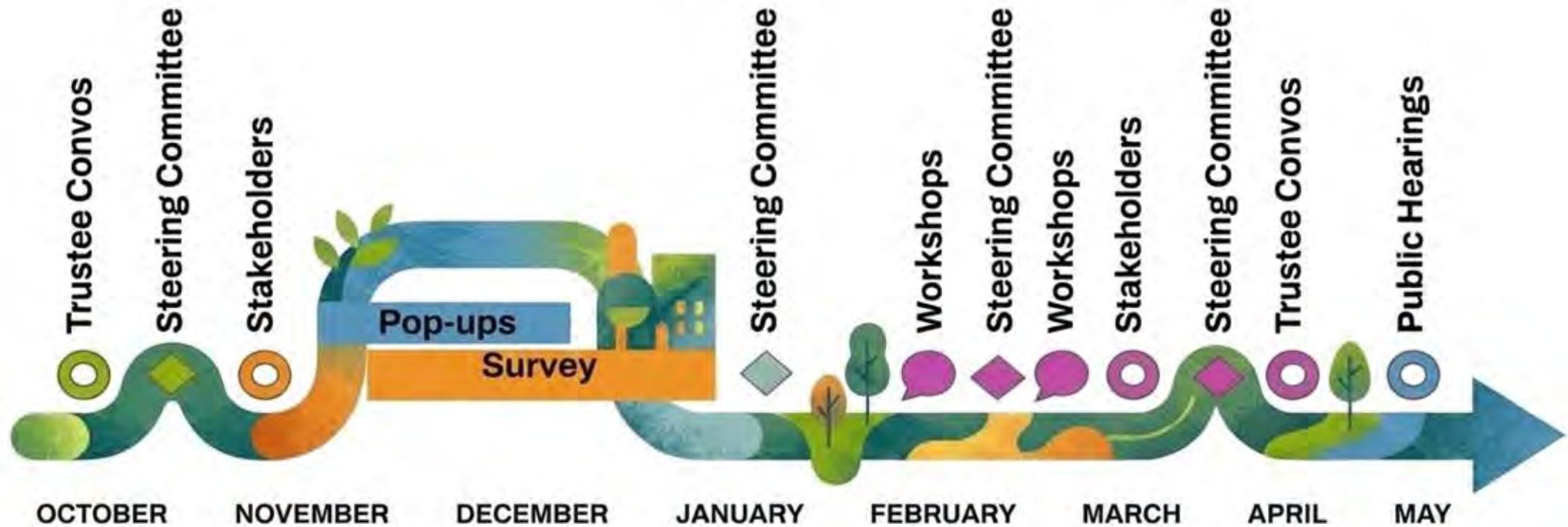


TRUSTEE  
CONVERSATIONS



PUBLIC  
HEARINGS

# ENGAGEMENT TIMELINE



# ENGAGEMENT HIGHLIGHTS (as of 1/20/2026)

**2k**  
Visitors

Project Website

**65** Participants  
Across All Groups

Focus Groups

**215** Completed  
Responses

Survey #1

**11**  
Questions  
Asked

Project Website

**10** Facilitated  
Groups

Focus Groups

**320+** Participants

Pop-ups

# STEERING COMMITTEE

**A 12-person committee to advise the Village and consultants throughout the Shape Oak Park zoning update.**

- **Represents diverse interests and backgrounds:** Plan Commission, Zoning Board of Appeals, Housing Programs, Historic Preservation, Community Relations, Aging, Realtors, Builders/Developers, and Housing.
- **Roles of steering committee:** Consider how this effort aligns with other initiatives, advises on engagement and communication tools, encourages public participation, and provides feedback on major work and processes.

# COMMUNICATIONS

Physical and digital materials were developed to promote the project and educate the community about zoning and missing middle housing. Key objectives include:

## ENGAGE

Messaging that calls people to action and opportunities to engage that meet them where they are.

## EDUCATE

Messaging that seeks to educate and debunk myths and issues around zoning and the changing landscape of Oak Park.

## EMPOWER

Building a cohort of champions who can bring these conversations into their networks, engage their peers, and help turn interest into action.

# DEBORAH

## Focus: Empty nesters and seniors

Deborah is representative of the “Gray Wave” a term used to describe the 1 in 6 people globally that will be 65 and older by 2030.

Oak Park has a large population of people that are looking for missing middle housing types and see them as a neighborhood amenity: a place where they can still stay connected to the neighbors and place that they love while having a home that meets their needs.



**\*BUT WE NEED MORE MISSING MIDDLE HOUSING.**

She's an empty-nester who loves to visit her kids and wants to downsize to a more manageable and affordable home. Updating Oak Park zoning to allow for more missing middle housing would help neighbors like Deborah find the perfect place.

# AMELIA

## Focus: Local economy

From rent/mortgage to local shopping, dining, and nightlife, people spend the 90% of their income money within 10-minutes of their home.

Amelia is an entrepreneur. Increased daily foot traffic is good for business. She's all for missing middle housing that allows for more households in Oak Park that are excited to live, work, and shop here. .



## **\*BUT WE NEED MORE MISSING MIDDLE HOUSING.**

Amelia brought #booktok to life when she opened a bookstore in Oak Park. She hosts writing workshops and donates books to local schools, but she's struggling to attract new patrons. Updating Oak Park zoning to allow for more missing middle housing would bring more foot traffic and customers her way.

## LENNY AND JAMES

### Focus: Families, kids, and neighborhood character

Lenny and James are two representatives of families that are committed to Oak Park life because they're raising their kids here. However, they struggle to find homes that meet their needs. We're seeing smaller families, people staying in homes longer, and a love and need for increased community resources.

Lenny and James help remind us to focus on families raising the next generation of Oak Parkers who will be impacted by our choices today.



### **\*BUT WE NEED MORE MISSING MIDDLE HOUSING.**

Lenny & James are besties who fill the neighborhood with laughter and sidewalk chalk. Their families are struggling to find a home that's the perfect size and near parks, shopping, and schools. Updating Oak Park zoning to allow for more missing middle housing would help neighbors like Lenny & James start their next adventure.

# CYNTHIA AND ALAN

## Focus: Preservation

Cynthia and Alan have lived and worked in Oak Park for nearly 40 years. They raised their children here. As they reflect on their lives, they're almost certain that they don't want anything to change.



# TAYLOR

## Focus: YIMBY

Taylor moved from San Francisco to Chicago a few years ago and has been a long-term renter. They'd love to buy but have been priced out of the market and can't find a home that fits their wants and needs.

Taylor is all for more missing-middle housing. Build! Re-zone! More housing for everyone! However, his passion for more housing could change the Oak Park we know and love.



## #1 | **Consensus on Strategic, Transit-Oriented Placement**

Survey respondents preferred locating MMH near transit stops, Downtown, primary corridors, and neighborhood centers. Feedback from the pop-ups and focus groups reinforced the desire to place MMH where infrastructure already exists. This represents alignment across a range of stakeholder groups.

## #2 | **Affordability Goals and Economic Realities**

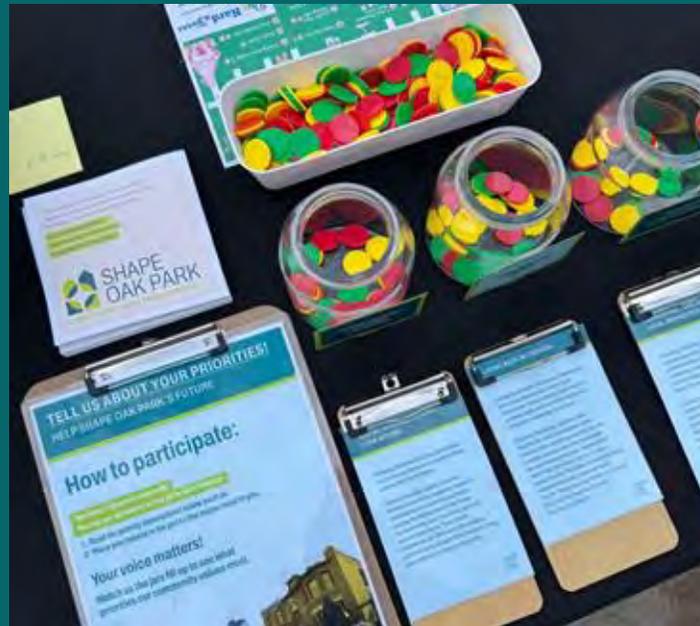
Housing affordability was among the top goals of pop-up participants and survey respondents, while property taxes emerged as the greatest concern among survey respondents. Developers from the focus group discussions also noted challenges around the market feasibility of creating MMH due to construction costs, property taxes, and regulatory requirements. The gap between community aspirations and economic realities will need to be addressed to successfully implement more MMH in Oak Park.

## #3 | Neighborhood Character and Compatibility

For survey respondents, MMH's potential effect on density, neighborhood character, and height were among their top concerns. Focus group participants expressed concerns about "cheap-looking" developments and buildings out of scale. However, survey respondents also highly valued house-scale form, sense of community, and proximity to amenities as benefits. This suggests that many community members may desire density that's compatible with existing neighborhoods and thoughtful design standards.

# POP-UP EVENTS

- **SATURDAY WITH SANTA**
  - Saturday, November 22
- **WINTERFEST**
  - Saturday, December 6
- **HOME FOR THE HOLIDAYS**
  - Saturday, December 20



## How to participate:

You have 3 tokens to vote with.

You can put all tokens in one jar or split them up.

1. Read the priority descriptions below each jar.
2. Place your tokens in the jar(s) that matter most to you.

## Your voice matters!

Watch as the jars fill up to see what priorities our community values most.

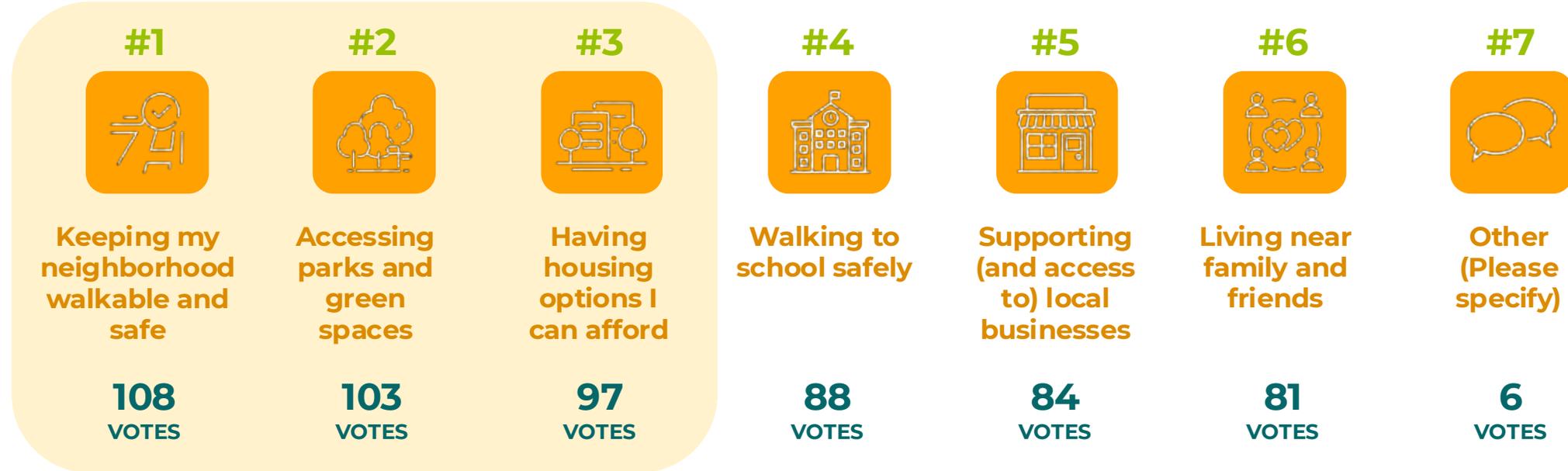


# ENGAGEMENT | Pop-up Events (Activity #1)

**320 PARTICIPANTS**

November 2025 - December 2025

Jar Voting Exercise: What are your top three priorities for Oak Park's future?



**Other:** accessible housing, consistent or lower property taxes, distribution of multi-dwelling units to less densely populated areas, more opportunities to participate in Village committee meetings instead of Board meetings

# ENGAGEMENT | Pop-up Events (Activity #2)

Pop-up participants identified the following as their **top preferred locations** for missing middle housing types:

## Townhouse

Downtown and adjacent areas

Alongside single-family homes

## Duplex

Alongside single-family homes

Neighborhood centers and adjacent areas

## Triplex

Alongside single-family homes

Neighborhood centers and adjacent areas

Downtown and adjacent areas

## Courtyard Apartment

Downtown and adjacent areas

Transit stops and adjacent areas

# ENGAGEMENT | Pop-up Events (Activity #2)

Pop-up participants identified the following as their **top preferred locations** for missing middle housing types:

## Live Work

Downtown and adjacent areas

Neighborhood centers and adjacent areas

## Multiplex (Medium)

Downtown and adjacent areas

Transit stops and adjacent areas

## Multiplex (Large)

Transit stops and adjacent areas

Neighborhood centers and adjacent areas

## Accessory Dwelling Unit (ADU)

Alongside single-family homes

Neighborhood centers and adjacent areas

# ENGAGEMENT | Pop-up Events (Activity #2)

## WHERE WOULD YOU LIKE TO SEE THESE MISSING MIDDLE HOUSING TYPES?

|                                      | <b>Downtown and adjacent areas</b> | <b>Primary corridors and adjacent areas (Ex: Madison Street)</b> | <b>Neighborhood centers and adjacent areas (Ex: Harrison Street/Arts District)</b> | <b>Transit stops and adjacent areas (Ex: Ridgeland Green Line stop)</b> | <b>Alongside single-family homes</b> |
|--------------------------------------|------------------------------------|--|--|---|--------------------------------------|
| <b>Townhouse</b>                     | 17                                 | 5  | 9  | 9   | 11                                   |
| <b>Duplex</b>                        | 5                                  | 4  | 12   | 3   | 24                                   |
| <b>Triplex</b>                       | 8                                  | 4  | 8  | 6   | 18                                   |
| <b>Courtyard Apartment</b>           | 15                                 | 7  | 11   | 15  | 14                                   |
| <b>Live Work</b>                     | 15                                 | 12   | 14   | 10  | 8                                    |
| <b>Multiplex (Medium)</b>            | 11                                 | 7  | 7  | 9   | 8                                    |
| <b>Multiplex (Large)</b>             | 8                                  | 5  | 9  | 13  | 7                                    |
| <b>Accessory Dwelling Unit (ADU)</b> | 7                                  | 7  | 9  | 3   | 29                                   |

# ENGAGEMENT | Stakeholder Discussions

In November 2025, the Shape Oak Park team conducted **10 focus groups with 65 stakeholders** to inform zoning code updates enabling missing middle housing.

## WHO WE HEARD FROM:

- Village departments
- Civic institutions
- Neighborhood organizations
- Housing agencies and renters
- Aging-in-place advocates
- Sustainability organizations
- DEI practitioners
- For-profit developers and builders
- Nonprofit housing developers
- Architects and realtors

# ENGAGEMENT | Stakeholder Discussions Takeaways

## #1 | Housing Affordability and Attainability

*The most pervasive concern was housing affordability, with over 40 percent of residents facing housing cost challenges. Stakeholders emphasized the need for more missing middle housing to bridge the gap between single-family homes and large apartments. Rising property taxes and the lack of moderately-priced starter homes force many residents to leave Oak Park.*

## #2 | Housing Diversity and Missing Middle Housing Types

*There was strong consensus on the need for more varied housing options, including duplexes, triplexes, fourplexes, and townhomes. Stakeholders recognized that current zoning limits housing variety and that missing middle housing could provide attainable options while maintaining neighborhood character. Participants emphasized the need for smaller units and two- to three-bedroom family-sized options.*

## #3 | Community Character, Design, and Historic Preservation

*Stakeholders emphasized maintaining Oak Park's historic character and architectural integrity while ensuring new development fits the scale and aesthetic of existing neighborhoods. There was concern about design quality and materials in new construction, with fear of developments that look "cheap" or out of place. Groups discussed balancing preservation requirements with*

# ENGAGEMENT | Stakeholder Discussions Takeaways

## #4 | Infrastructure and Practical Concerns

*Multiple groups raised challenges including parking requirements and restrictions, traffic congestion, and strain on schools, parks, and public services from increased density. Stakeholders discussed stormwater management, green space preservation, and the challenges of maintaining aging building stock that requires energy efficiency upgrades and accessibility improvements.*

## #5 | Equity, Diversity, and Integration

*A core value was maintaining and strengthening racial and economic diversity throughout Oak Park, with recognition of geographic disparities in housing that affect integration. Participants identified barriers faced by renters, families with Housing Choice Vouchers, and people with disabilities, as well as the need for housing options for underserved populations and acknowledgment that zoning has historically been used to exclude and segregate.*

# ENGAGEMENT | Stakeholder Discussions Takeaways

## Common challenges that emerged included:

- **Economic and Regulatory Barriers:** Developers and real estate professionals consistently cited current construction costs, regulations, and taxes make missing middle housing financially unworkable without subsidies, while unpredictable approval processes and parking requirements push project expenses beyond market viability.
- **Community Concerns:** Residents, equity advocates, and non-profit developers voiced fears about neighborhood character changes and density impacts. These concerns, often amplified by misconceptions about affordable housing, can create resistance to new development. Parks and recreation, sustainability, and aging-in-place advocates added practical concerns about traffic, parking, and whether existing infrastructure, such as schools, parks, and public services, can adequately serve increased density.

# ENGAGEMENT | Stakeholder Discussions Takeaways

## Common challenges that emerged included:

- **Design and Preservation Tensions:** Balancing historic preservation requirements with housing flexibility can create tension, as overly restrictive regulations prevent needed housing while trying to protect community identity and architectural character. This was frequently discussed among historic preservationists, architects, and developers.
- **Equity and Affordability Gaps:** Nonprofit housing developers and neighborhood leaders expressed concern that missing middle housing likely will not serve residents at 60% AMI and below. At the same time, development patterns risk burdening small landlords, allowing corporate owners to exploit loopholes, and potentially displacing existing residents, which was frequently brought up by DEI practitioners.

# ENGAGEMENT | Stakeholder Discussions Takeaways

## Common solutions that emerged included:

- **Policy and Regulatory Reforms:** Developers called for streamlining approval processes with by-right development, reducing parking requirements for flexible solutions, and implementing tax incentives and density bonuses to close the economic viability gap.
- **Community Engagement and Education:** Neighborhood leaders and aging-in-place advocates suggested showcasing existing missing middle examples to demonstrate compatibility. Historic preservationists recommended providing visual demonstrations of how new housing complements historic character, while multiple stakeholder groups emphasized building trust through transparent processes addressing misconceptions.

# ENGAGEMENT | Stakeholder Discussions Takeaways

## Common solutions that emerged included:

- **Strategic Implementation:** Neighborhood leaders and developers advocated for neighborhood-specific strategies for where different housing types fit best. Real estate professionals supported piloting missing middle housing before broader implementation, and architects developers favored creating form-based codes balancing architectural integrity with flexibility..
- **Affordability and Equity Measures:** Equity advocates and residents emphasized expanding the affordable housing trust fund, updating the inclusionary housing ordinance, and protecting small property owners while regulating large landlords. Developers highlighted pursuing strategies including existing buildings, ADUs, and nonprofit partnerships.

# ENGAGEMENT | Survey #1

**215 RESPONDENTS**

*November 2025 - January 2026*

This survey invited feedback on values and guiding principles to inform Oak Park's approach to create more housing opportunities. **The top themes are featured on the following slides.**

## #1 | Preference for Transit-Oriented Development

*There was strong support for missing middle housing (MMH) situated near transit stops and adjacent areas, while many respondents cited proximity to transit and amenities as a key benefit of this type of housing. Placing MMH in Downtown, primary corridors, and neighborhood centers also received support. Respondents generally desired MMH where infrastructure already exists.*

## #2 | Neighborhood Character and Scale Compatibility

*MMH's community-building potential was one of the highest perceived benefits among respondents. However, concerns about density, character, and height were frequently mentioned, especially among respondents who indicated they were homeowners and were less likely to support MMH alongside single-family homes. Feedback demonstrated overall support for MMH, but they also suggested a desire for quality and appropriateness to the neighborhood context.*

## #3 | Affordability Goals and Property Tax Concerns

*Strong alignment existed on affordability. Smaller, more attainable ownership opportunities and more attainable rents were among the highest benefit rankings, especially as particularly for renters. Crafting affordable housing regulations and policies was also one of the top housing goal. However, property taxes represented the greatest concern among all respondents. Many respondents supported housing affordability but expressed worry that property taxes pose a significant barrier; zoning changes alone may not be able deliver affordability without addressing tax burdens on property owners.*

## #4 | Implementation Approach

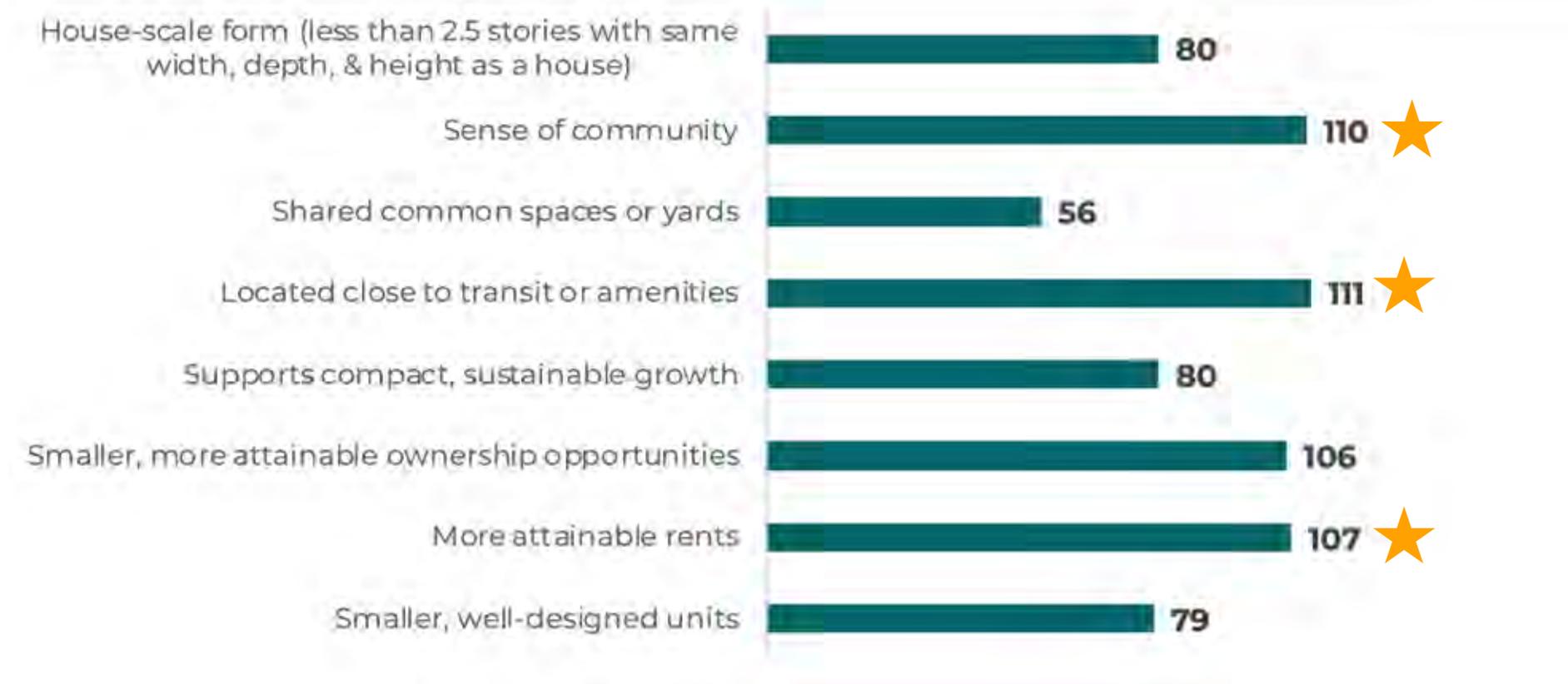
*While modifying Oak Park's zoning ordinance to allow for MMH was the second highest goal among respondents, open-ended feedback revealed concerns about how this will be done. Some respondents perceived that over-regulation, parking requirements, and design rules will make MMH "technically legal but not feasible in practice." A few feared potentially excluding small builders and homeowners through bureaucratic barriers. Ability but expressed worry that property taxes pose a significant barrier; zoning changes alone may not be able deliver affordability without addressing tax burdens on property owners.*

## #5 | Zoning Knowledge and Opportunities for Education

*Most respondents demonstrated a solid baseline understanding of zoning, specifically its role in regulating land use and a building's placement and overall size. At the same time, there was some confusion on the role of zoning in controlling architecture and affordability or tenure. These gaps potentially present education opportunities to clarify what zoning actually controls to align expectations and continue to build trust with community members.*

# ENGAGEMENT | Survey #1

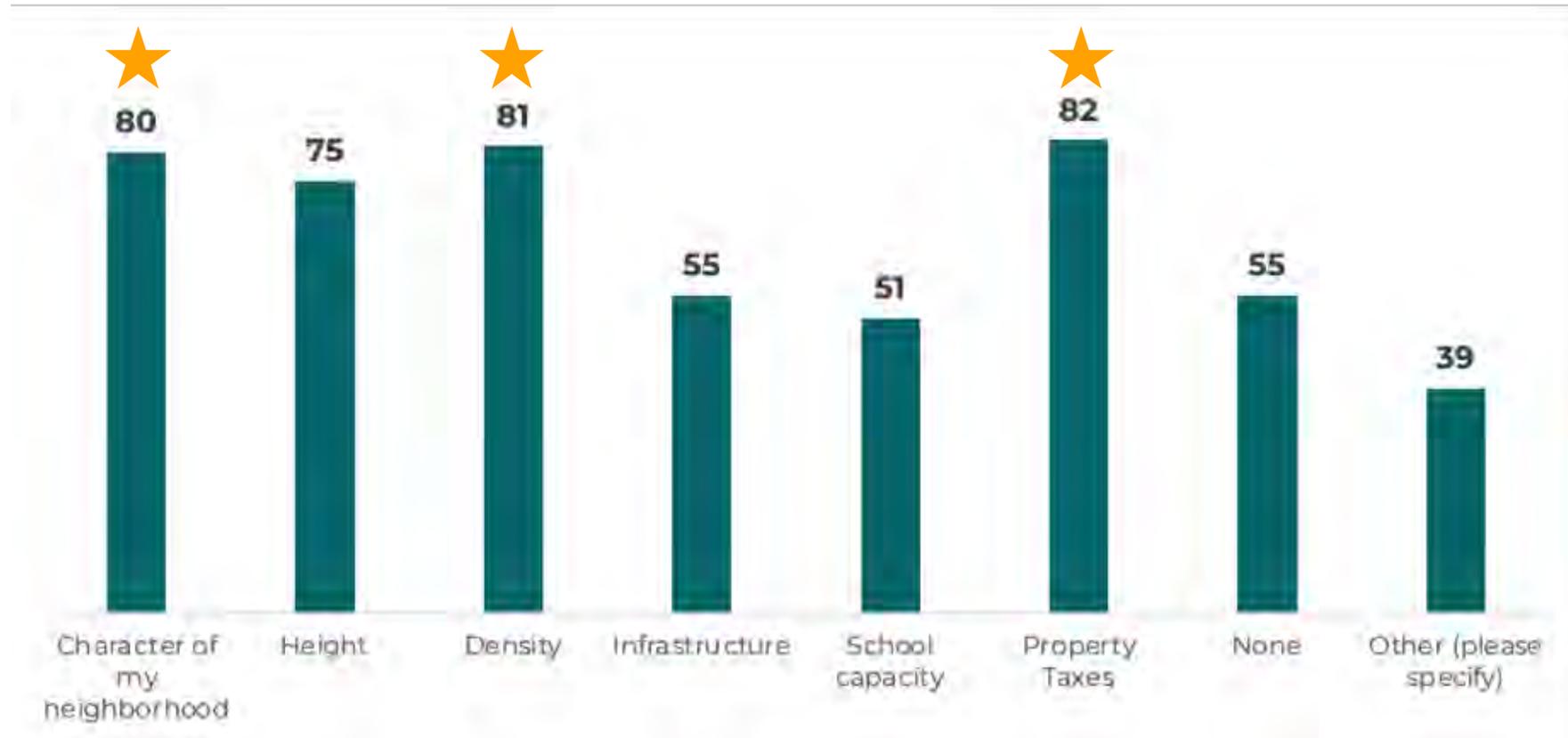
## Which Benefits Of Missing Middle Housing Are Most Important To You?



*\*Select all that apply.*

# ENGAGEMENT | Survey #1

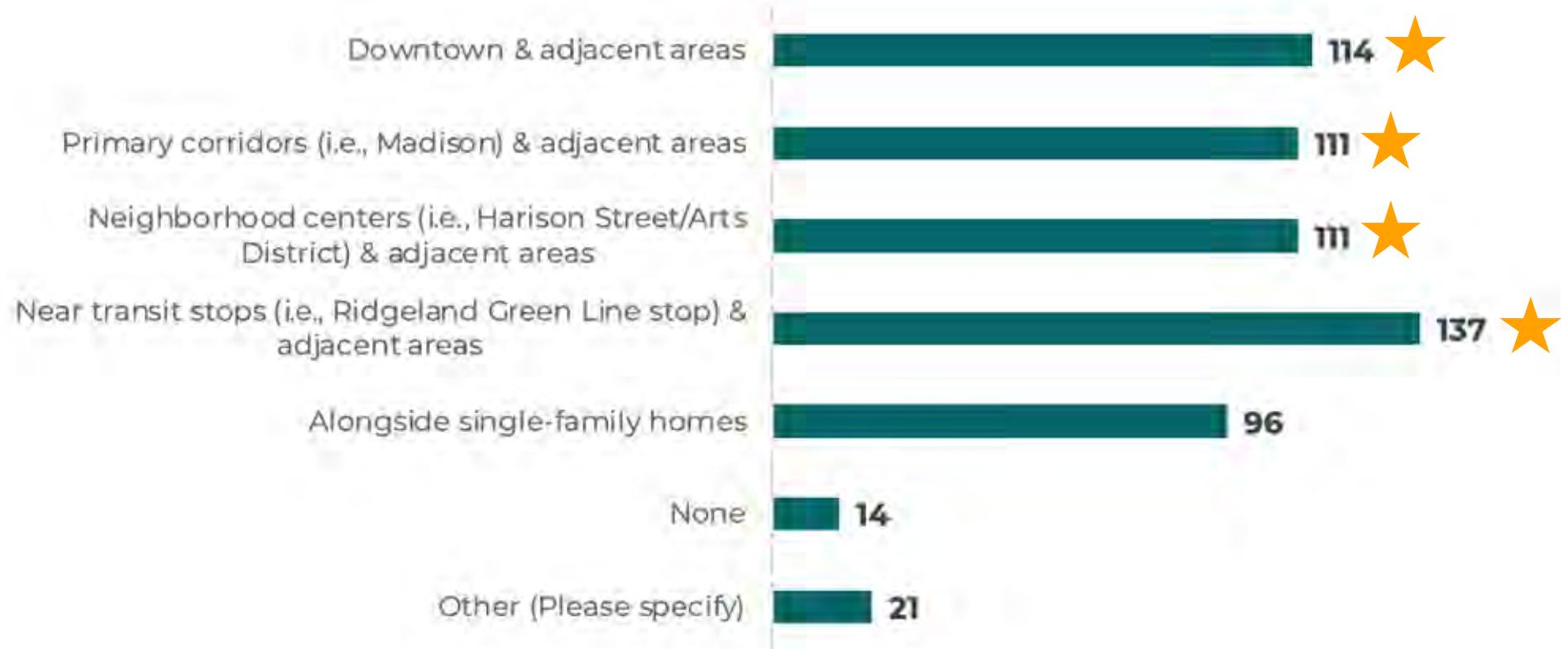
## What Concerns Do You Have About Allowing Missing Middle Housing in Oak Park?



*\*Select all that apply.*

# ENGAGEMENT | Survey #1

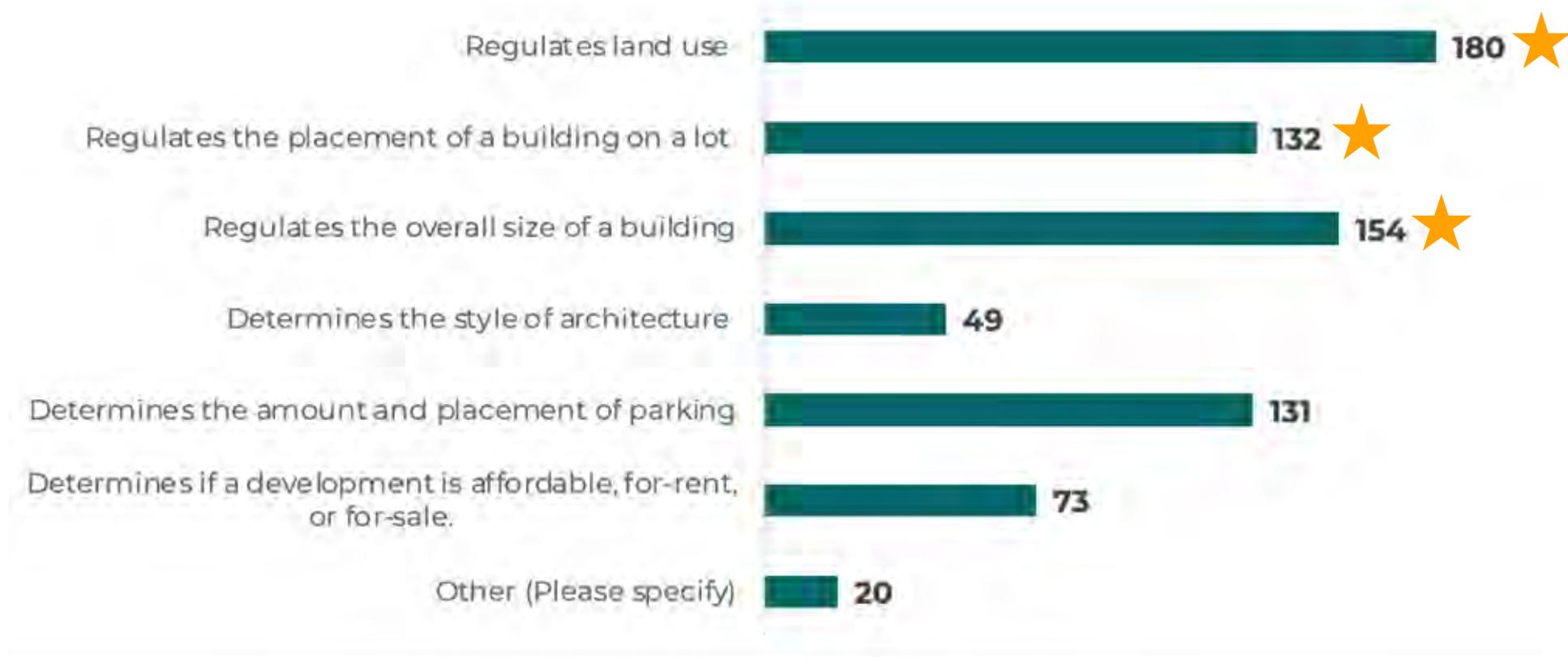
## Where Do You Think Missing Middle Housing Types Are Most Appropriate in Oak Park?



*\*Select all that apply.*

# ENGAGEMENT | Survey #1

## In Your Opinion, What Do You Believe Zoning Does?



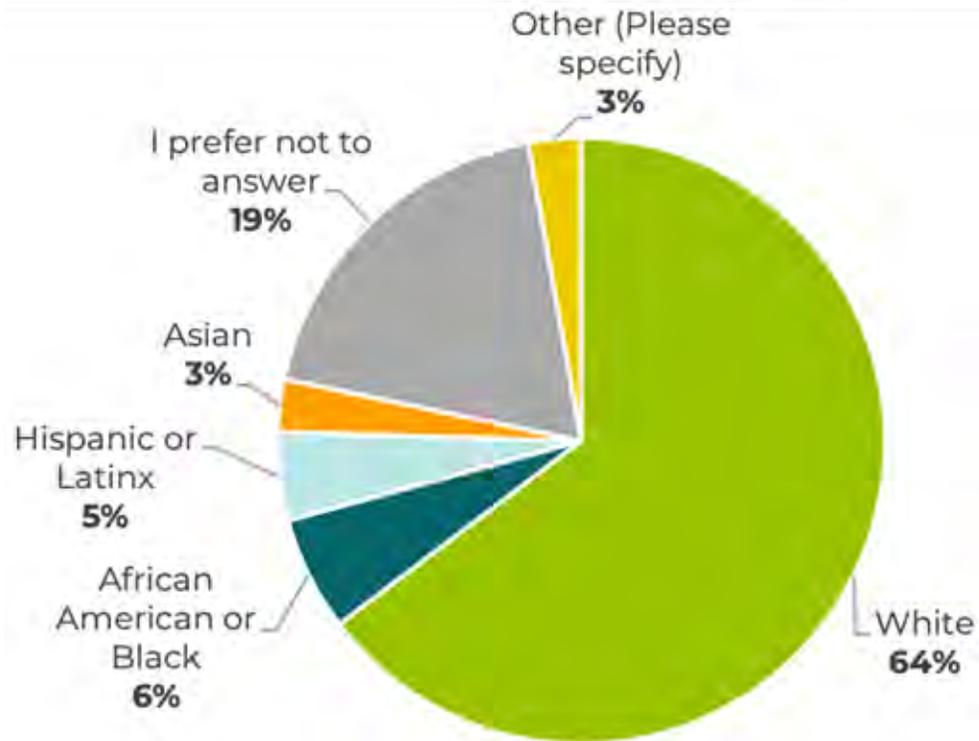
*\*Select all that apply.*

## Which of Oak Park's Housing Goals Resonates to You Most?

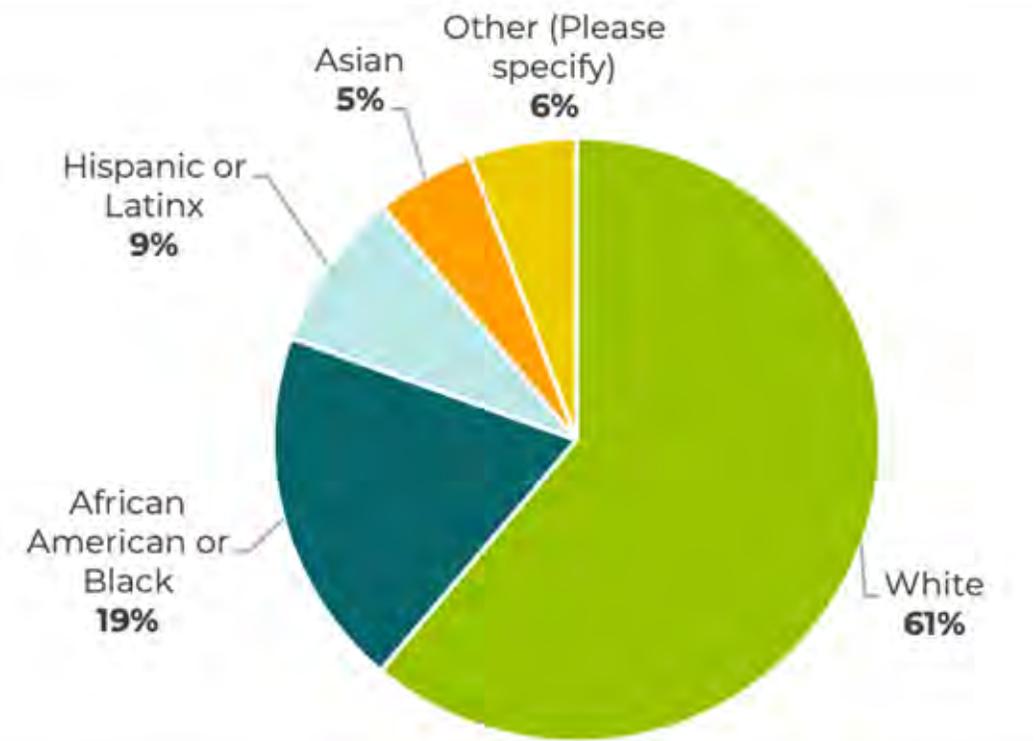


# ENGAGEMENT | Survey #1 (Demographics)

## Race/Ethnicity: Survey Respondents



## Race/Ethnicity: Oak Park Population



Source: 2019-2023 American Community Survey  
5-year estimates

# ENGAGEMENT | Survey #1 (Demographics)

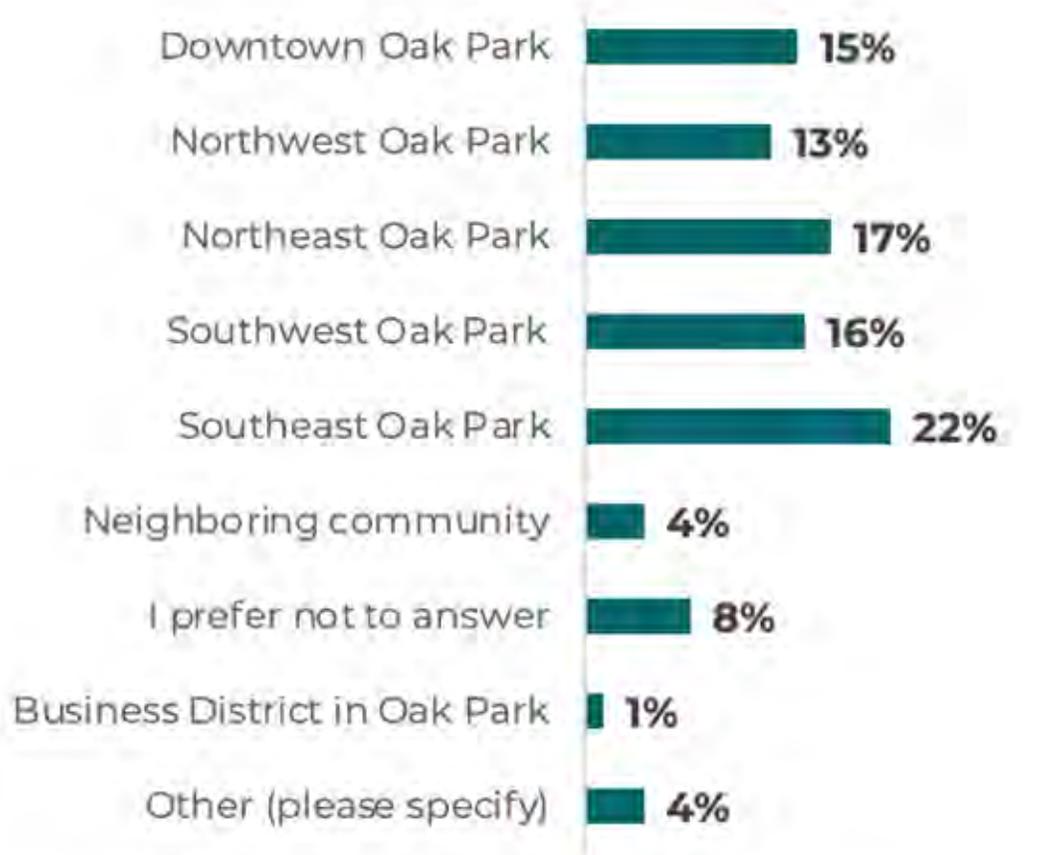
## Primary or Preferred Mode of Transportation



## Household Income



## Which Location Best Describes Where You Reside?



If you selected Business District in Oak Park, please specify:

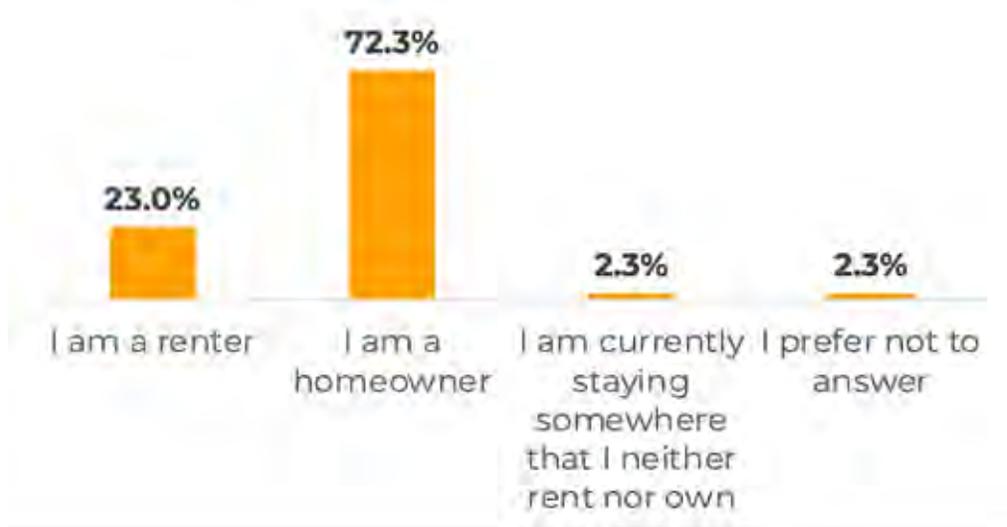
**“Marion & Lake”**

**“Harrison Arts District (Highland and Van Buren)”**

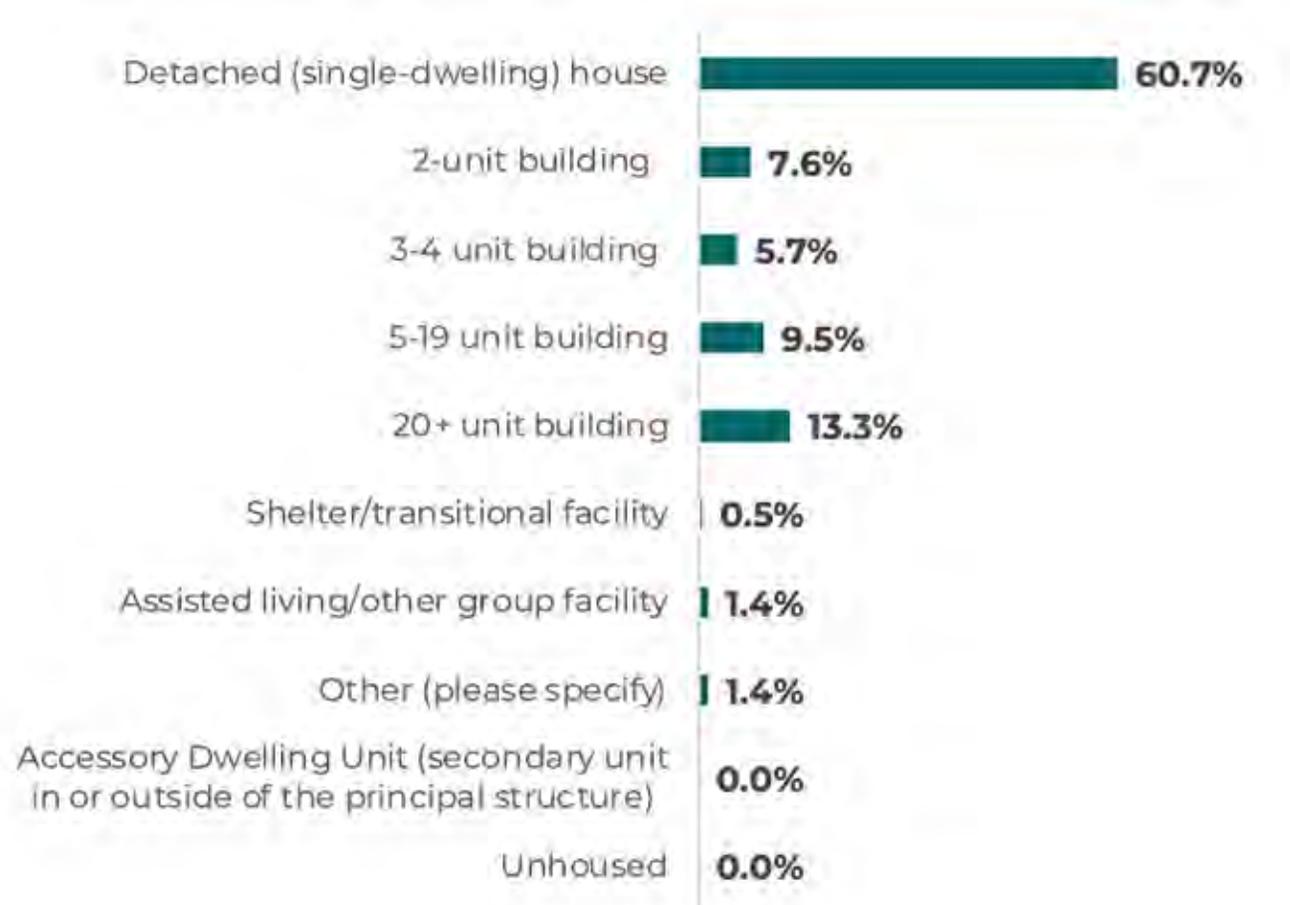
**“Pleasant District”**

# ENGAGEMENT | Survey #1 (Demographics)

## Current Residential Status

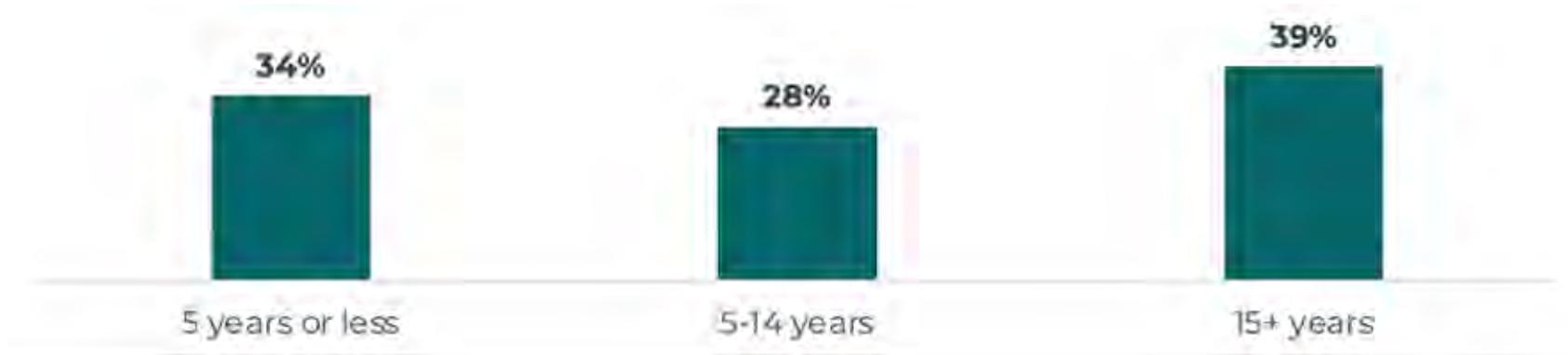


## Dwelling Type



# ENGAGEMENT | Survey #1 (Demographics)

## Years of Residence



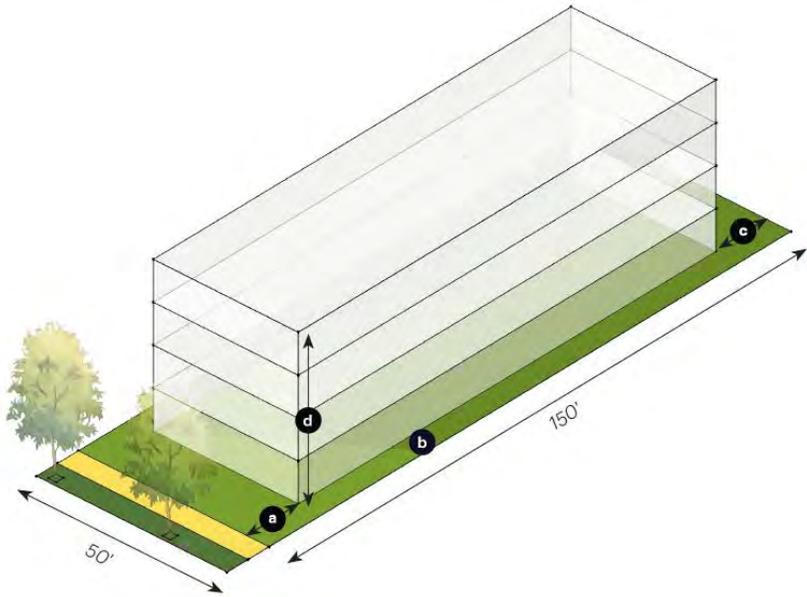
## Number of People Living in Your Residence



# ANALYSIS & TEST FITS

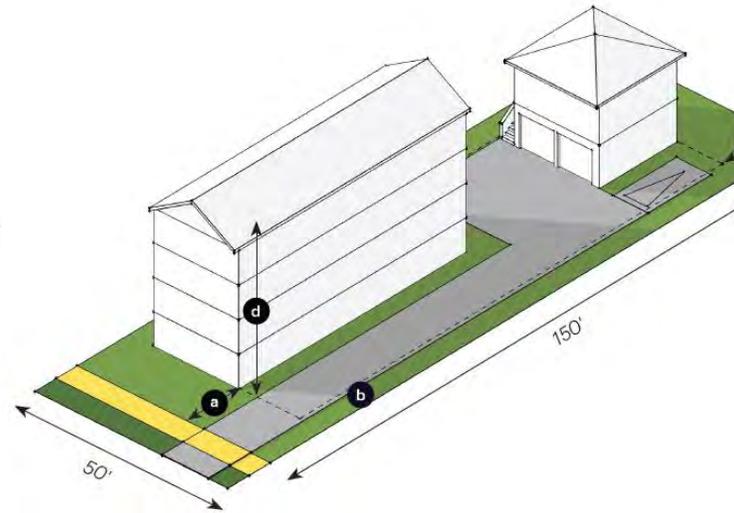
# TESTING EXISTING & PROPOSED ZONING

## Building Envelope Existing Zoning



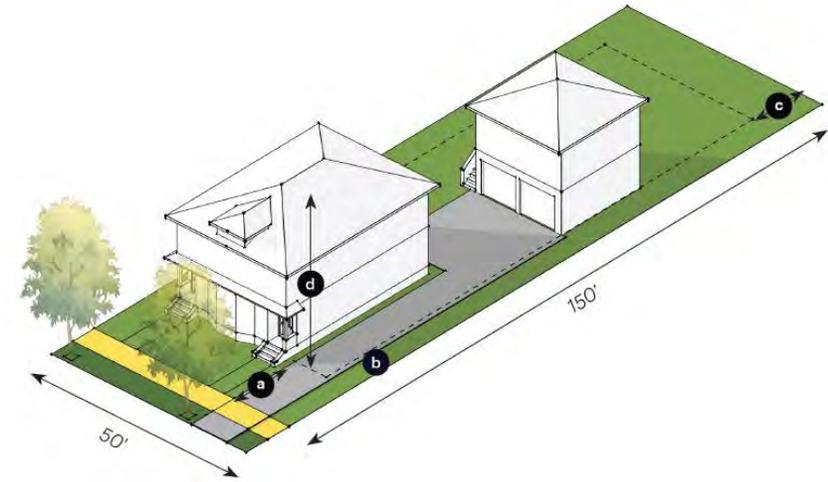
Understand what can be built on a typical lot based on setbacks & height

## What's Allowed Existing Zoning



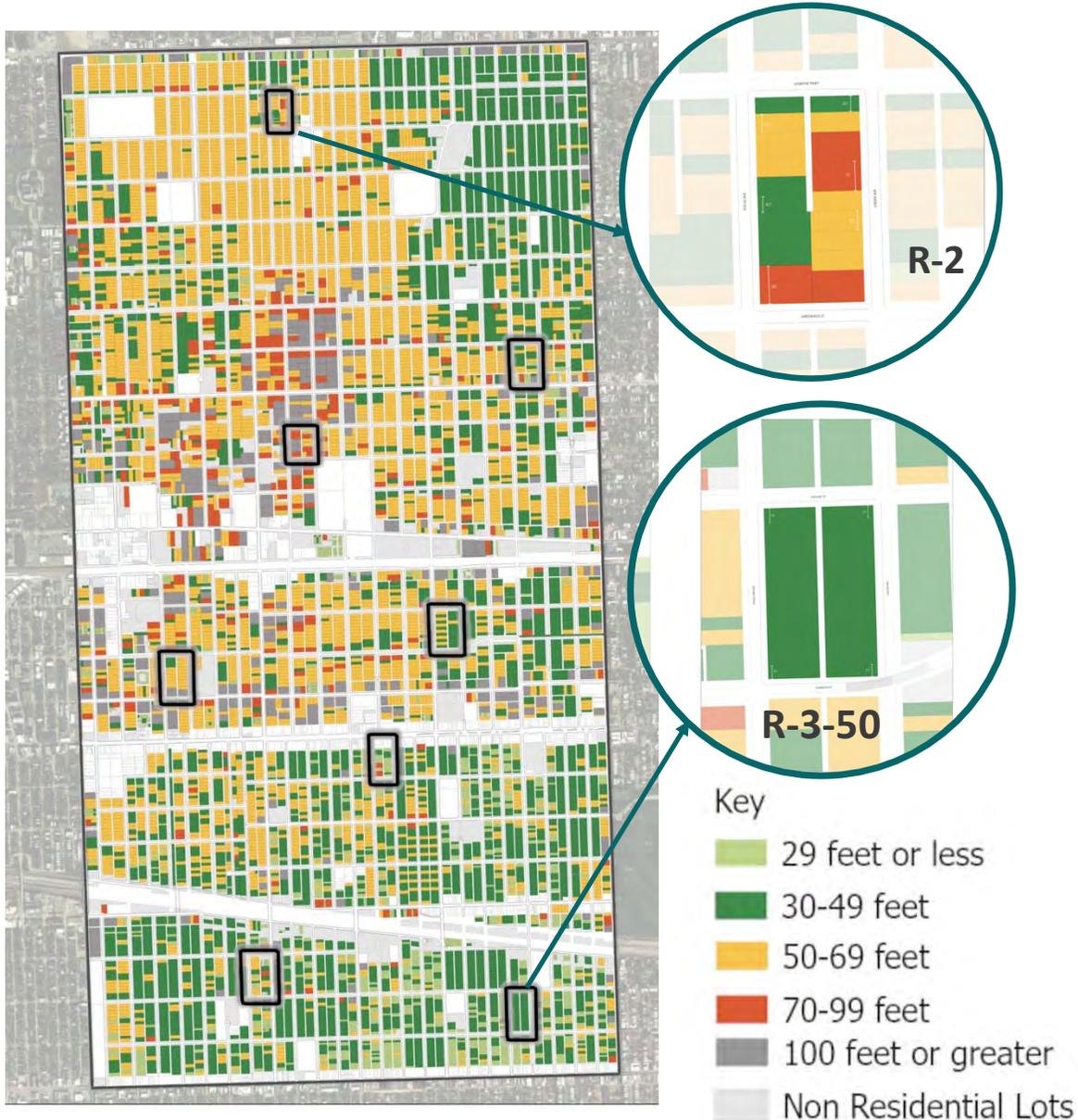
Understand what is being encouraged by existing standards and uses

## Proposed Middle Housing Options



Understand how alternative types would fit – reverse engineer regulations!

# EXISTING LOT SIZES



# ZONING DISTRICTS

## Existing Zones To Test

1. R-1 (100' x 175')
2. R-2 (50' x 170')
3. R-3-35 (50' x 125')
4. R-3-50 (50' x 175')
5. R-4 (35' 125')
6. R-5 (50' x 140')
7. R-6 (80' x 150')
8. R-7 (100' x 125')
9. Low-intensity Corridor (NC, HS)
10. High intensity Corridor (MS, NA)

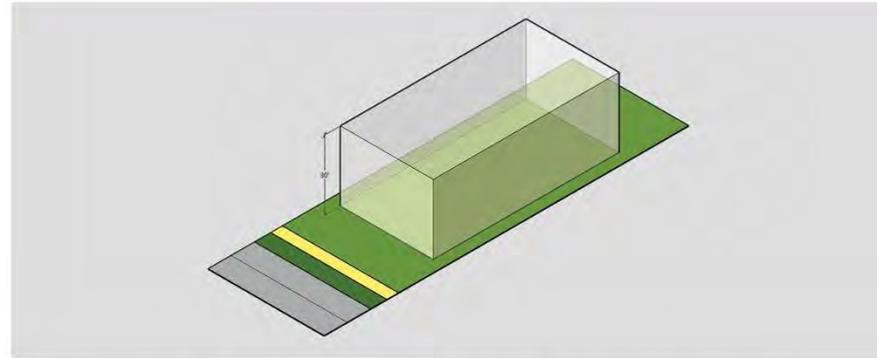
# RESIDENTIAL TEST FITS

**R-3-35** 50' x 125'

Limiting factor is allowable use. Only residential use allowed in R-1, R-2, R-3-5-, R-3-50, and R-4 is a Single-Family Detached House + ADU

## Allowed Building Envelope

Setbacks, Height & Lot Coverage



The extent of the building's exterior walls and roof

### Setbacks, Height & Lot Coverage

|                      |          |
|----------------------|----------|
| Lot Area Shown       | 6,250 sf |
| Front Setback (min.) | 20 ft    |
| Side Setbacks (min.) | 5 ft     |
| Rear Setback (min.)  | 25 ft    |
| Height (max.)        | 30 ft    |
| Lot Coverage (max.)  | 60%      |

### Parking

|                        |                   |
|------------------------|-------------------|
| Spaces Required (min.) | 2 / dwelling unit |
|------------------------|-------------------|

## Existing Yield

Maximum Development Per Existing Standards



Single-family home with an accessory dwelling unit (ADU)

### Building Form

|              |           |
|--------------|-----------|
| Footprint    | 1,364 sf  |
| Height       | 2 stories |
| Lot Coverage | 34%       |

### Parking

|                 |                   |
|-----------------|-------------------|
| Spaces Provided | 2 / dwelling unit |
|-----------------|-------------------|

### Density

|                   |   |
|-------------------|---|
| Number of Units   | 1   |
| Typical Unit Size | 2,728 sf  |
| Density           | 6.97 dwelling units / acre<br><small>Note: Does not include ADU</small> |

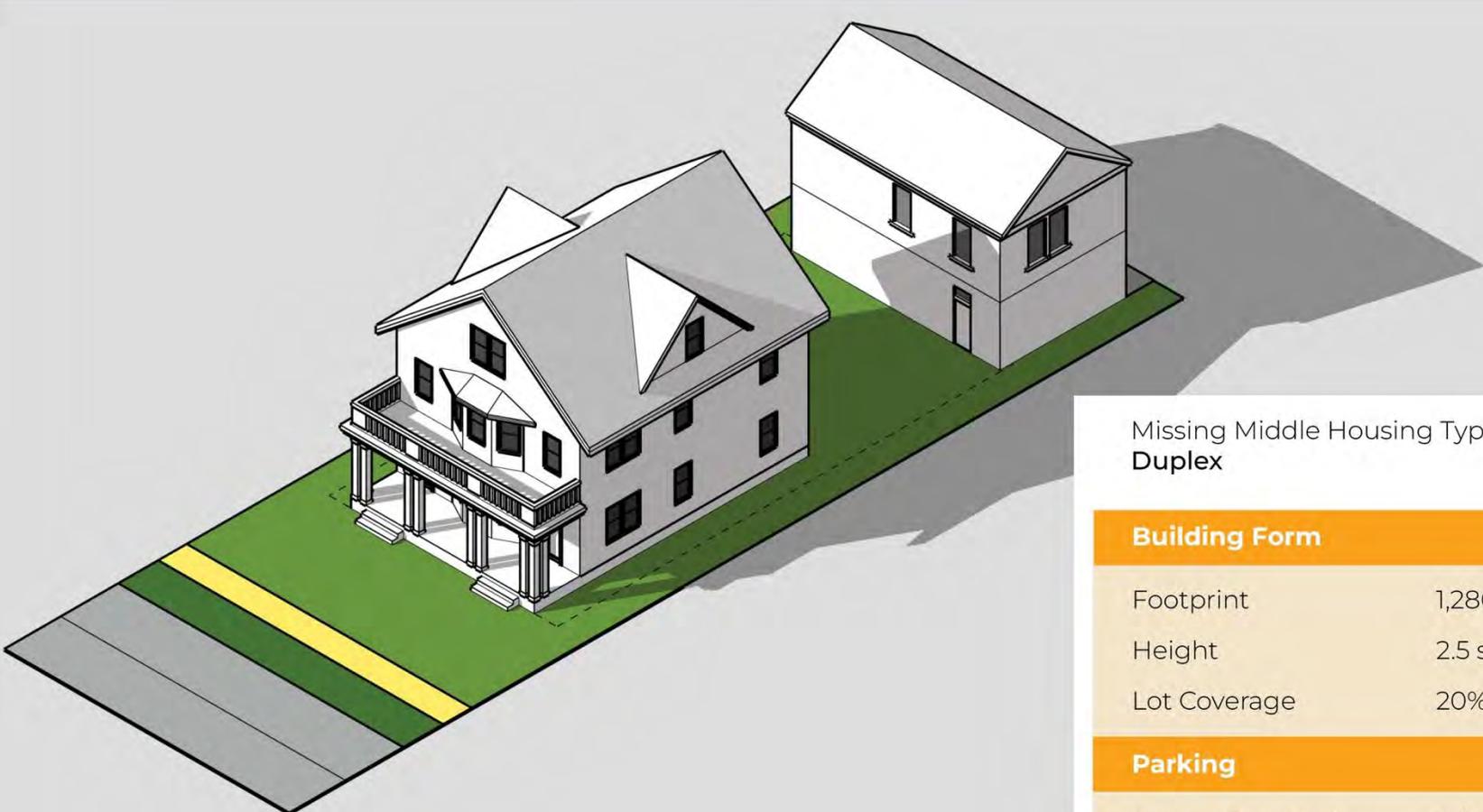
# RESIDENTIAL TEST FITS

## R-3-35 50' x 125'

- Middle housing fits comfortably within existing zoning standards & context
- Adds gently density with more attainable, smaller units
- Same setbacks, height, and similar lot coverage results as single-family plus garage or ADU

### Proposed Yield

Middle Housing



Similar footprint, smaller units →

Missing Middle Housing Type: **Duplex**

| Building Form |             |
|---------------|-------------|
| Footprint     | 1,280 sf    |
| Height        | 2.5 stories |
| Lot Coverage  | 20%         |

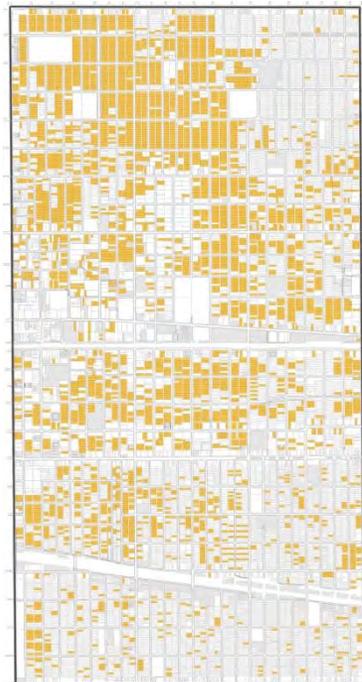
| Parking         |        |
|-----------------|--------|
| Spaces Provided | 2 / DU |

| Density         |               |
|-----------------|---------------|
| Number of Units | 2             |
| Unit Size       | 1,280 sf      |
| Density         | 13.94 DU/acre |

# RESIDENTIAL TEST FITS

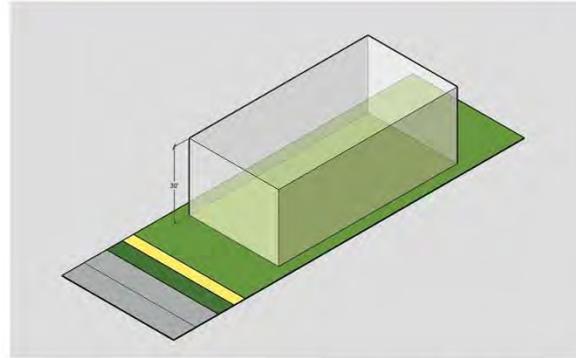
**R-3-35** 50' x 125'

Where would duplexes fit in Oak Park?



## Allowed Building Envelope

Setbacks, Height & Lot Coverage



The extent of the building's exterior walls and roof

### Setbacks, Height & Lot Coverage

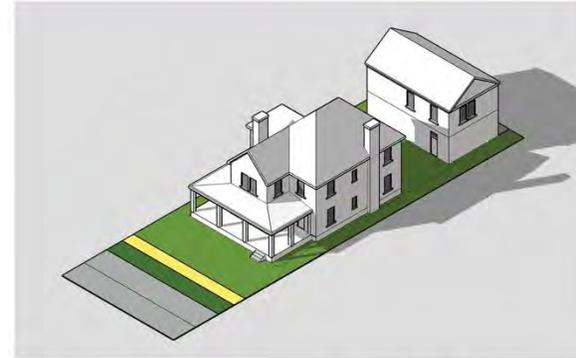
|                      |          |
|----------------------|----------|
| Lot Area             | 6,250 sf |
| Front Setback (min.) | 20 ft    |
| Side Setbacks (min.) | 5 ft     |
| Rear Setback (min.)  | 25 ft    |
| Height (max.)        | 30 ft    |
| Lot Coverage (max.)  | 60%      |

### Parking

Spaces Required (min.) 2 / DU

## Existing Yield

Maximum Development Per Existing Standards



Single-family home with an accessory dwelling unit (ADU)

### Building Form

|              |           |
|--------------|-----------|
| Footprint    | 1,364 sf  |
| Height       | 2 stories |
| Lot Coverage | 34%       |

### Parking

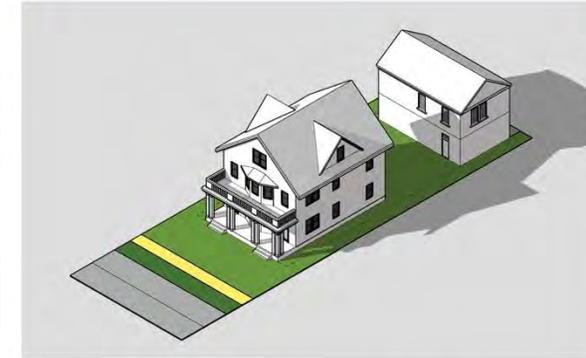
Spaces Provided 2 / DU

### Density

|                 |   |
|-----------------|---|
| Number of Units | 1   |
| Unit Size       | 2,728 sf  |
| Density         | 6.97 DU/acre<br><small>Note: Does not include ADU</small> |

## Proposed Yield

Middle Housing



Missing Middle Housing Type: Duplex

### Building Form

|              |             |
|--------------|-------------|
| Footprint    | 1,280 sf    |
| Height       | 2.5 stories |
| Lot Coverage | 20%         |

### Parking

Spaces Provided 2 / DU

### Density

|                 |  |
|-----------------|--|
| Number of Units | 2  |
| Unit Size       | 1,280 sf   |
| Density         | 13.94 DU/acre<br><small>Note: Does not include ADU</small> |

# RESIDENTIAL TEST FITS

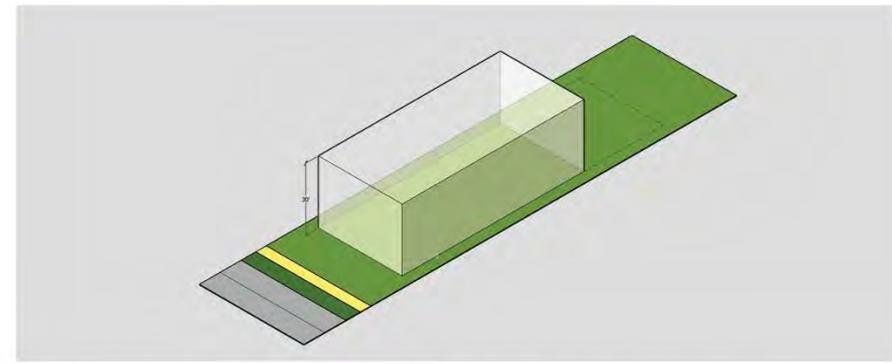
**R-3-50** 50' x 175'

Limiting factor is allowable use. Only residential use allowed in R-1, R-2, R-3-5-, R-3-50, and R-4 is a Single-Family Detached House + ADU



## Allowed Building Envelope

Setbacks, Height & Lot Coverage



The extent of the building's exterior walls and roof

### Setbacks, Height & Lot Coverage

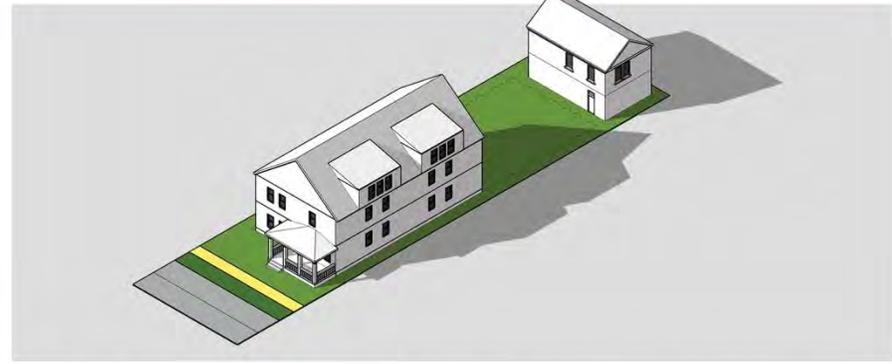
|                      |           |
|----------------------|-----------|
| Lot Area             | 8,750 sf  |
| Front Setback (min.) | 20 ft     |
| Side Setbacks (min.) | 5 ft      |
| Rear Setback (min.)  | 30 ft     |
| Height (max.)        | 3 stories |
| Lot Coverage (max.)  | 40%       |

### Parking

|                        |                   |
|------------------------|-------------------|
| Spaces Required (min.) | 2 / dwelling unit |
|------------------------|-------------------|

## Existing Yield

Maximum Development Per Existing Standards



Large Single-family home with an accessory dwelling unit (ADU)

### Building Form

|              |             |
|--------------|-------------|
| Footprint    | 2,660 sf    |
| Height       | 2.5 stories |
| Lot Coverage | 39%         |

### Parking

|                 |                   |
|-----------------|-------------------|
| Spaces Provided | 2 / dwelling unit |
|-----------------|-------------------|

### Density

|                 |  |
|-----------------|--|
| Number of Units | 1  |
| Unit Size       | 6,650 sf   |
| Density         | 4.98 dwelling unit / acre<br><small>Note: Does not include ADU</small> |

# RESIDENTIAL TEST FITS

## R-3-50 50' x 175'

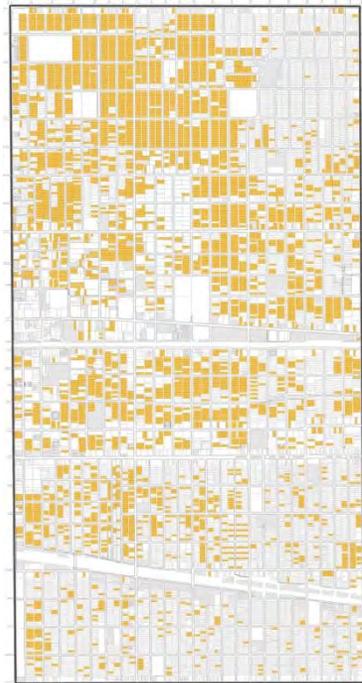
- Fourplex (or up to 6) fits comfortably within existing zoning standards & context
- Adds gently density with more attainable, smaller units
- Same setbacks, height, and similar lot coverage results as single-family plus garage or ADU
- Can still fit 1 space per unit on the lot



# RESIDENTIAL TEST FITS

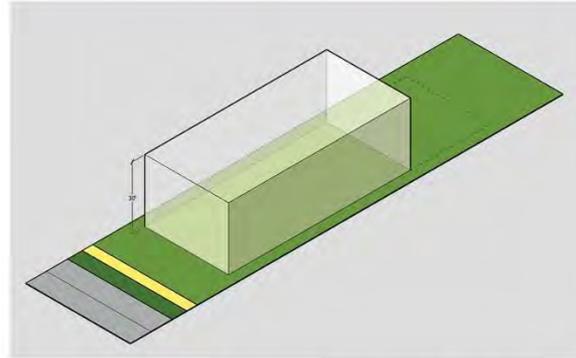
**R-3-50** 50' x 175'

Where would a fourplex or sixplex fit in Oak Park?



## Allowed Building Envelope

Setbacks, Height & Lot Coverage



The extent of the building's exterior walls and roof

### Setbacks, Height & Lot Coverage

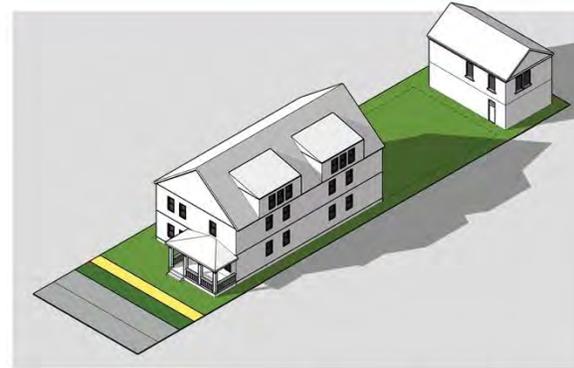
|                      |           |
|----------------------|-----------|
| Lot Area             | 8,750 sf  |
| Front Setback (min.) | 20 ft     |
| Side Setbacks (min.) | 5 ft      |
| Rear Setback (min.)  | 30 ft     |
| Height (max.)        | 3 stories |
| Lot Coverage (max.)  | 40%       |

### Parking

Spaces Required (min.) 2 / DU

## Existing Yield

Maximum Development Per Existing Standards



Large Single-family home with an accessory dwelling unit (ADU)

### Building Form

|              |             |
|--------------|-------------|
| Footprint    | 2,660 sf    |
| Height       | 2.5 stories |
| Lot Coverage | 39%         |

### Parking

Spaces Provided 2 / DU

### Density

|                 |              |
|-----------------|--------------|
| Number of Units | 1            |
| Unit Size       | 6,650 sf     |
| Density         | 4.98 DU/acre |

Note: Does not include ADU

## Proposed Yield

Middle Housing



Missing Middle Housing Type: Duplex

### Building Form

|              |           |
|--------------|-----------|
| Footprint    | 1,711 sf  |
| Height       | 2 stories |
| Lot Coverage | 20%       |

### Parking

Spaces Provided 1 / DU

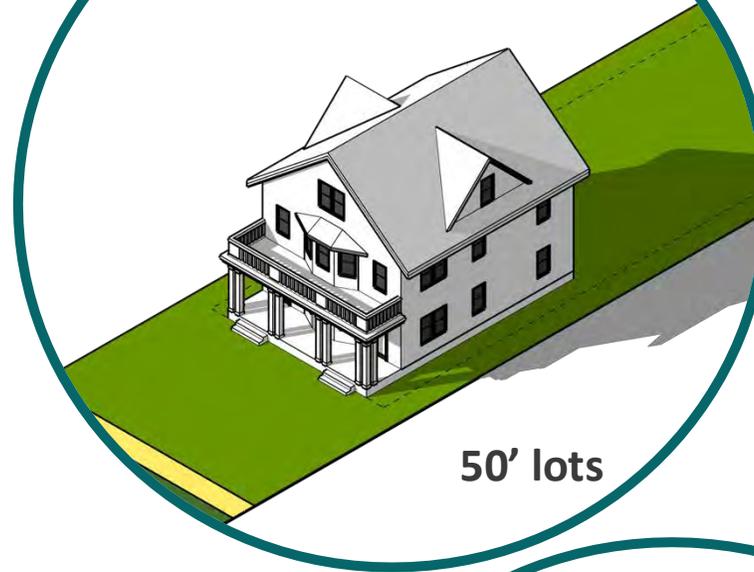
### Density

|                 |               |
|-----------------|---------------|
| Number of Units | 4             |
| Unit Size       | 855.5 sf      |
| Density         | 19.91 DU/acre |

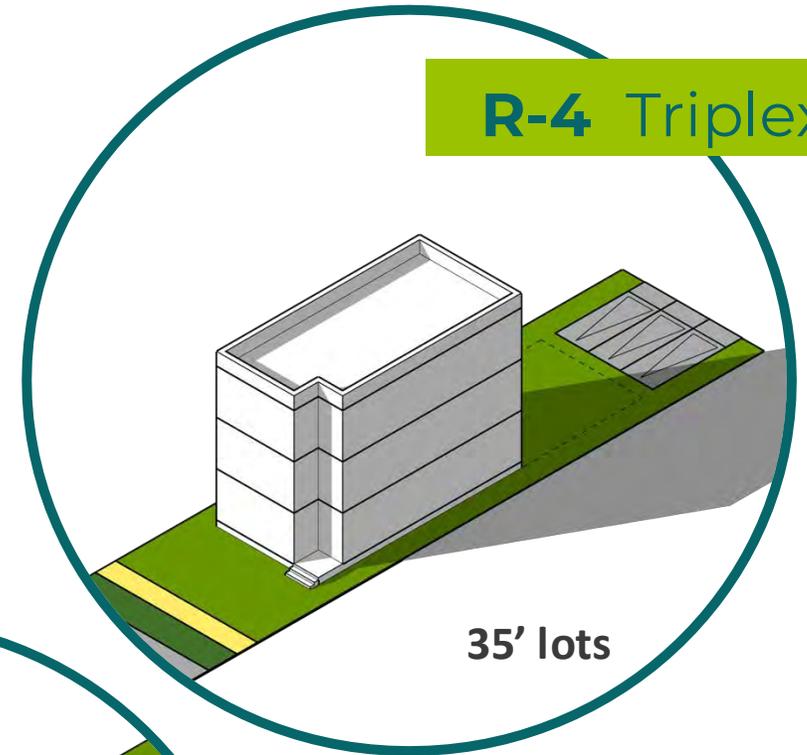
# RESIDENTIAL TEST FITS

- Similar lessons apply to other residential zones (R-1, R-2, R-3-35, R-4, & R-5)
- Duplex, triplex, & fourplex fit within allowed buildable envelope and can match character of existing homes
- Supports conversion of existing homes

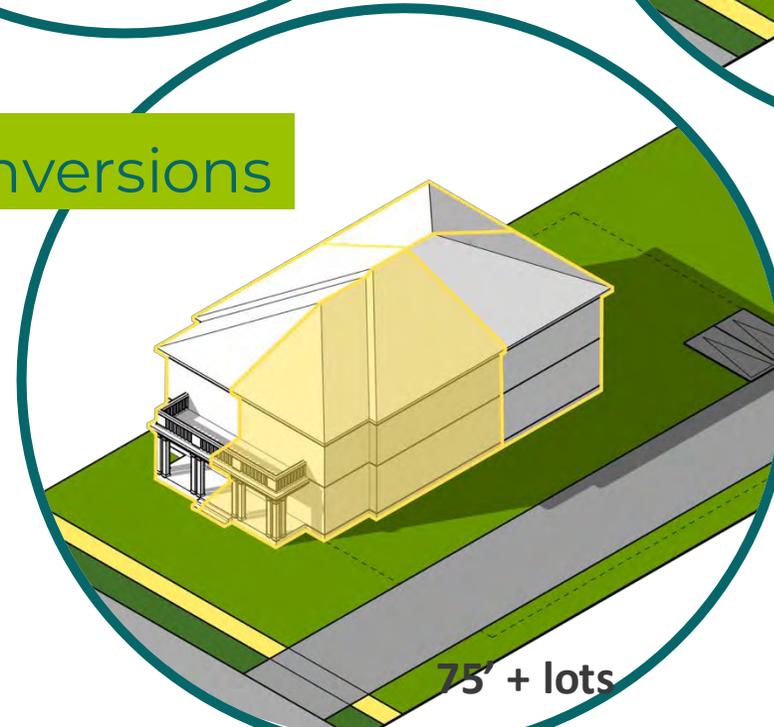
## R-3-35 Duplex



## R-4 Triplex



## R-2 Conversions



Testing other potential scenarios across different zoning districts and typical lot sizes

# RESIDENTIAL TEST FITS

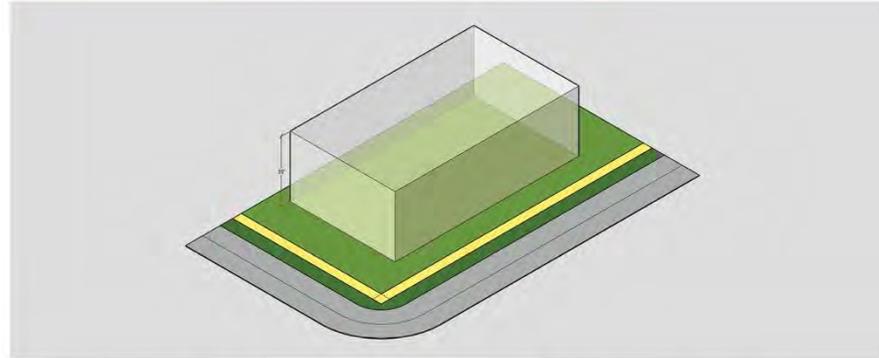
**R-6** 80' x 150'

Limiting factor is Minimum Lot Area (de facto density) – Single-family, two-family, townhouse, & multi-family allowed by-right in R-6 & R-7



## Allowed Building Envelope

Setbacks, Height & Lot Coverage



The extent of the building's exterior walls and roof

### Setbacks, Height & Lot Coverage

|                      |                        |
|----------------------|------------------------|
| Lot Area             | 12,000 sf              |
| Front Setback (min.) | 20 ft                  |
| Side Setbacks (min.) | 8 ft (or 10% of width) |
| Rear Setback (min.)  | 25 ft                  |
| Height (max.)        | 3 stories              |
| Lot Coverage (max.)  | 60%                    |

### Parking

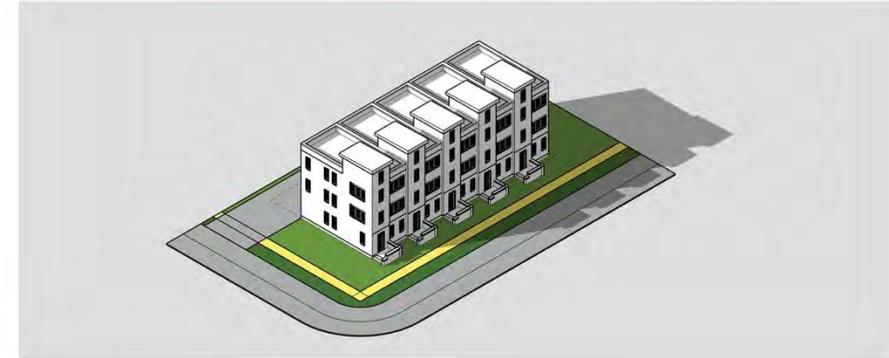
|                      |        |
|----------------------|--------|
| Multi-family (min.)  | 1 / DU |
| Single-family (min.) | 2 / DU |
| Townhouse (min.)     | 2 / DU |

### Density

|               |   |
|---------------|---|
| Units Allowed | 9 |
|---------------|---|

## Existing Yield

Maximum Development Per Existing Standards



Slot Homes / Townhomes

### Building Form

|              |           |
|--------------|-----------|
| Footprint    | 4,000 sf  |
| Height       | 3 stories |
| Lot Coverage | 33%       |

### Parking

|                 |                   |
|-----------------|-------------------|
| Spaces Provided | 2 / dwelling unit |
|-----------------|-------------------|

### Density

|                 |                            |
|-----------------|----------------------------|
| Number of Units | 5 (7.78 allowed)           |
| Unit Size       | 2,400 sf                   |
| Density         | 18.15 dwelling unit / acre |

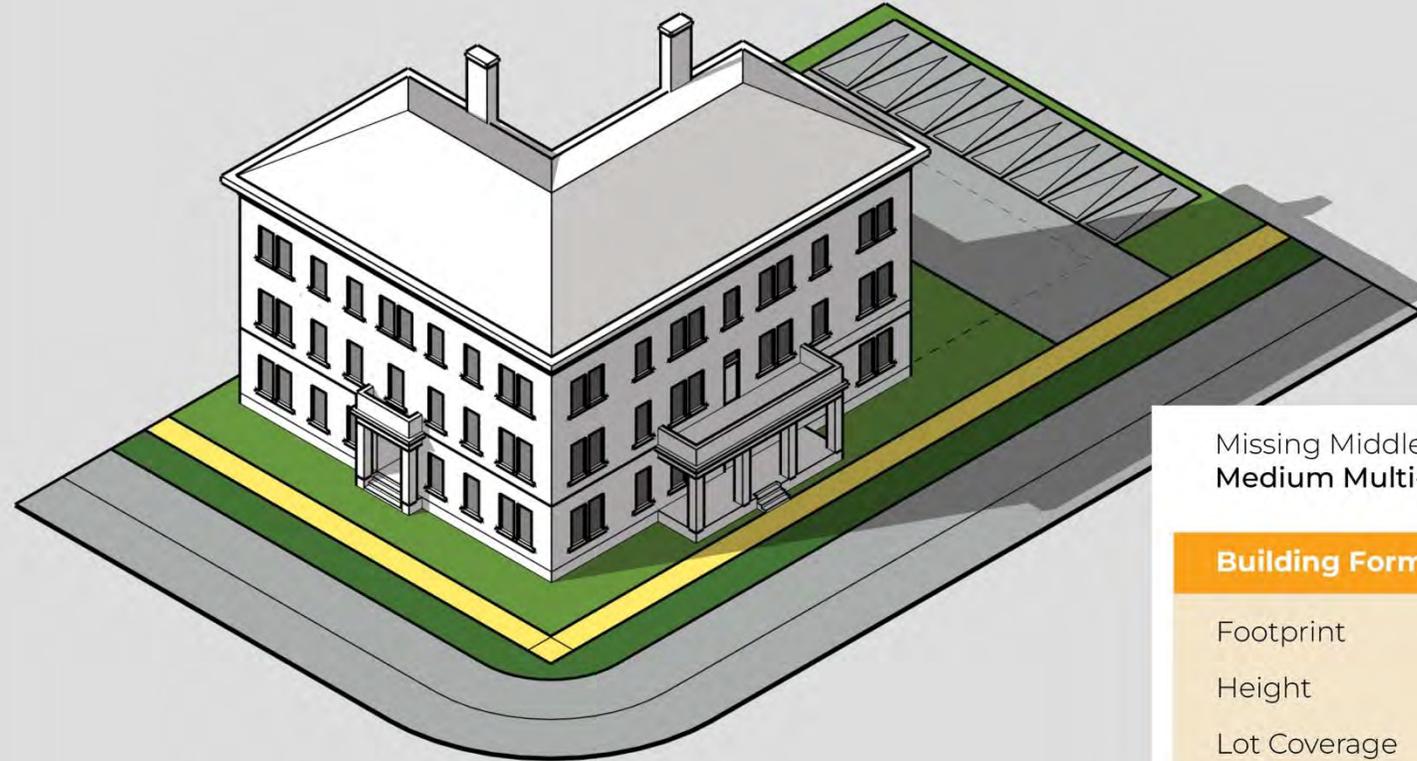
# RESIDENTIAL TEST FITS

## R-6 80' x 150'

- Multiplex (8-16 units) fits comfortably within existing zoning standards
- Adds density with more attainable, smaller units but may need additional incentives to make feasible
- Can still fit 1 space per unit on the lot

## Proposed Yield

Middle Housing



Smaller, more attainable units compared to Townhomes

Missing Middle Housing Type:  
**Medium Multi-plex**

### Building Form

|              |           |
|--------------|-----------|
| Footprint    | 3,675 sf  |
| Height       | 3 stories |
| Lot Coverage | 31%       |

### Parking

|                 |        |
|-----------------|--------|
| Spaces Provided | 1 / DU |
|-----------------|--------|

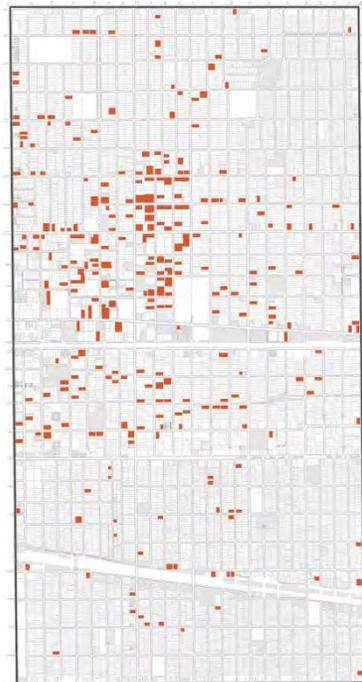
### Density

|                 |               |
|-----------------|---------------|
| Number of Units | 12            |
| Unit Size       | 918.75 sf     |
| Density         | 43.56 DU/acre |

# RESIDENTIAL TEST FITS

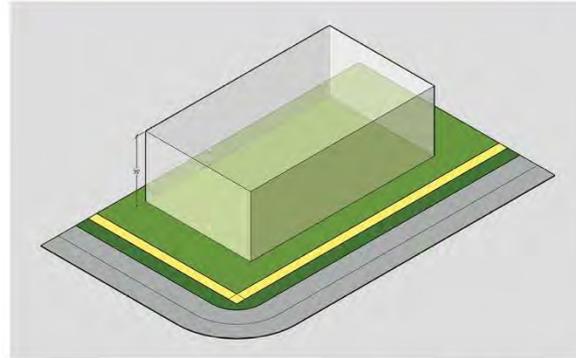
**R-6** 80' x 150'

What scale is appropriate for medium to large lots in R-6 areas?



## Allowed Building Envelope

Setbacks, Height & Lot Coverage



The extent of the building's exterior walls and roof

### Setbacks, Height & Lot Coverage

|                      |                        |
|----------------------|------------------------|
| Lot Area             | 12,000 sf              |
| Front Setback (min.) | 20 ft                  |
| Side Setbacks (min.) | 8 ft (or 10% of depth) |
| Rear Setback (min.)  | 25 ft                  |
| Height (max.)        | 35 ft                  |
| Lot Coverage (max.)  | 53%                    |

### Parking

|                      |        |
|----------------------|--------|
| Multi-family (min.)  | 1 / DU |
| Single-family (min.) | 2 / DU |
| Townhouse (min.)     | 2 / DU |

### Density

|               |   |
|---------------|---|
| Units Allowed | 9 |
|---------------|---|

## Existing Yield

Maximum Development Per Existing Standards



Slot Homes / Townhomes

### Building Form

|              |           |
|--------------|-----------|
| Footprint    | 4,000 sf  |
| Height       | 3 stories |
| Lot Coverage | 33%       |

### Parking

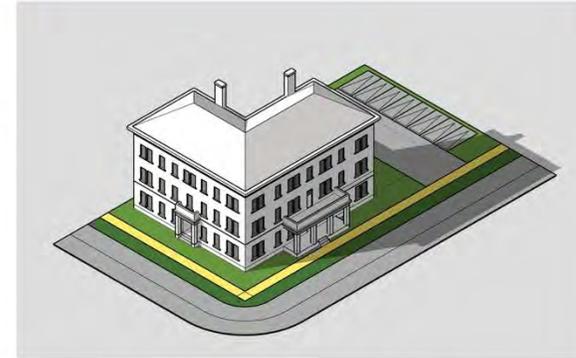
|                 |        |
|-----------------|--------|
| Spaces Provided | 2 / DU |
|-----------------|--------|

### Density

|                 |               |
|-----------------|---------------|
| Number of Units | 5             |
| Unit Size       | 2,400 sf      |
| Density         | 18.15 DU/acre |

## Proposed Yield

Middle Housing



Missing Middle Housing Type: Medium Multiplex

### Building Form

|              |           |
|--------------|-----------|
| Footprint    | 3,675 sf  |
| Height       | 3 stories |
| Lot Coverage | 31%       |

### Parking

|                 |        |
|-----------------|--------|
| Spaces Provided | 1 / DU |
|-----------------|--------|

### Density

|                 |               |
|-----------------|---------------|
| Number of Units | 12            |
| Unit Size       | 918.75 sf     |
| Density         | 43.56 DU/acre |

# RESIDENTIAL TEST FITS

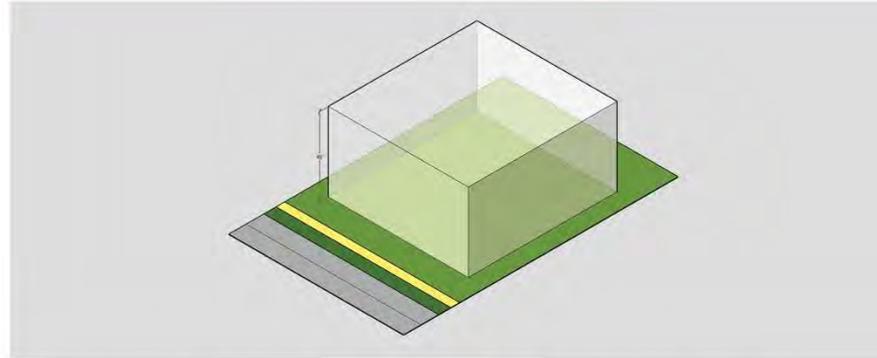
**R-7** 100' x 125'

Limiting factor is **Minimum Lot Area (de facto density)** – Highest intensity residential zone currently only allows up to 12 units on a fairly large lot



## Allowed Building Envelope

Setbacks, Height & Lot Coverage



The extent of the building's exterior walls and roof

### Setbacks, Height & Lot Coverage

|                      |                         |
|----------------------|-------------------------|
| Lot Area             | 12,500 sf               |
| Front Setback (min.) | 15 ft                   |
| Side Setbacks (min.) | 10 ft (or 10% of width) |
| Rear Setback (min.)  | 25 ft                   |
| Height (max.)        | 4.5 stories             |
| Lot Coverage (max.)  | 70%                     |

### Parking

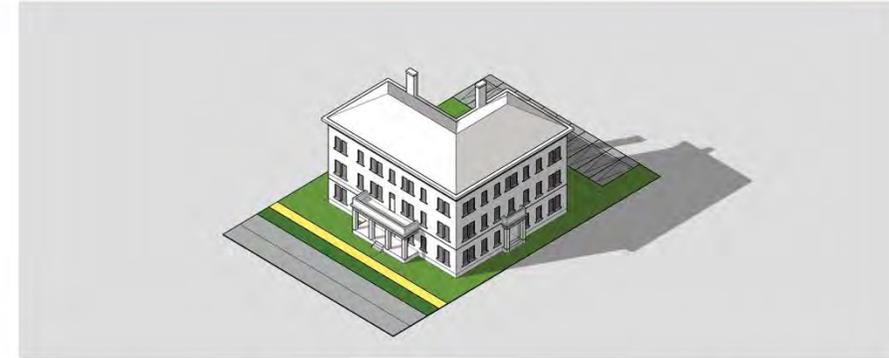
|                        |                   |
|------------------------|-------------------|
| Spaces Required (min.) | 1 / dwelling unit |
|------------------------|-------------------|

### Density

|               |          |
|---------------|----------|
| Units Allowed | Up to 12 |
|---------------|----------|

## Existing Yield

Maximum Development Per Existing Standards



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### Building Form

|              |             |
|--------------|-------------|
| Footprint    | 3,675 sf    |
| Height       | 3.5 stories |
| Lot Coverage | 29%         |

### Parking

|                 |                   |
|-----------------|-------------------|
| Spaces Provided | 1 / dwelling unit |
|-----------------|-------------------|

### Density

|                 |                            |
|-----------------|----------------------------|
| Number of Units | 12                         |
| Unit Size       | 1,072 sf                   |
| Density         | 41.82 dwelling unit / acre |

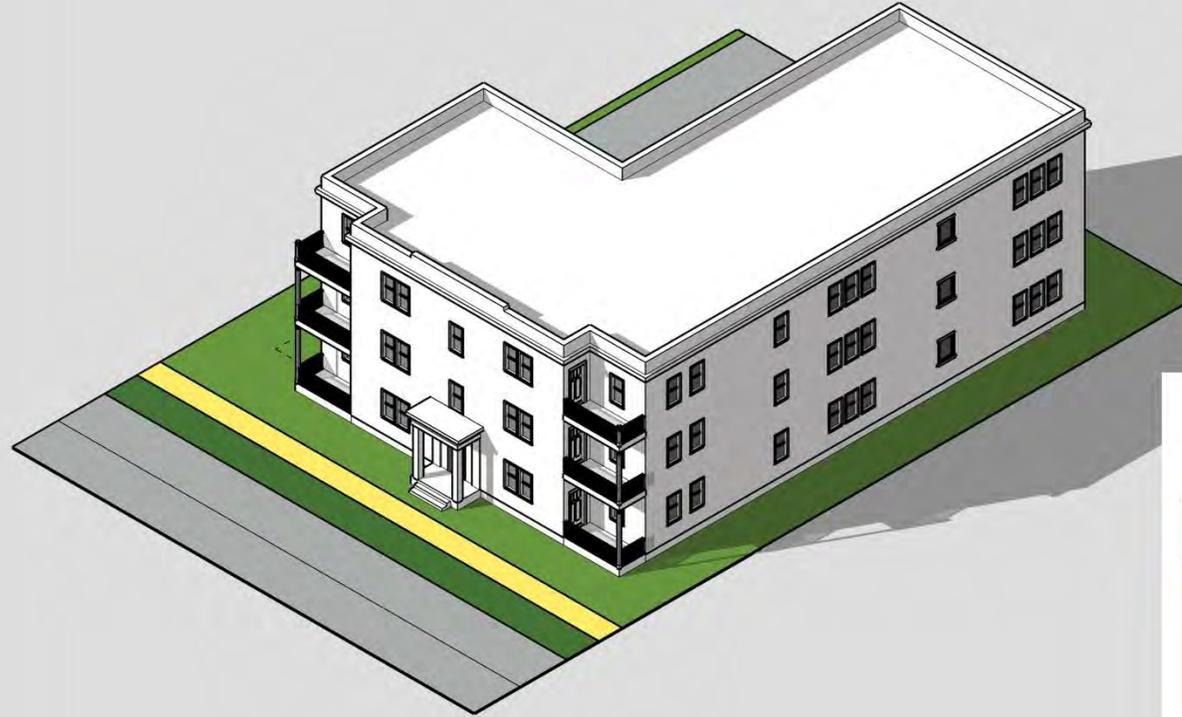
# RESIDENTIAL TEST FITS

## R-7 100' x 125'

- More units could fit within buildable envelope and make 3-story development more feasible
- Adds density with more attainable, smaller units but still does not allow substantial amount more than R-6
- Parking reduced to allow more units

### Proposed Yield

Middle Housing



**Smaller, more attainable units increase feasibility** →

Missing Middle Housing Type:  
**Large Multiplex**

#### Building Form

|              |           |
|--------------|-----------|
| Footprint    | 4,850 sf  |
| Height       | 3 stories |
| Lot Coverage | 39%       |

#### Parking

|                 |          |
|-----------------|----------|
| Spaces Provided | 0.5 / DU |
|-----------------|----------|

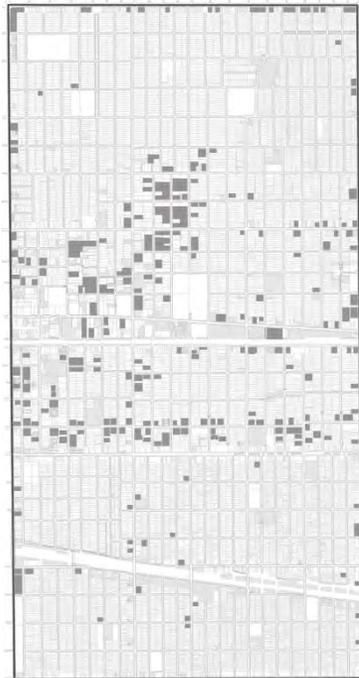
#### Density

|                 |              |
|-----------------|--------------|
| Number of Units | 20           |
| Unit Size       | 727.50 sf    |
| Density         | 69.7 DU/acre |

# RESIDENTIAL TEST FITS

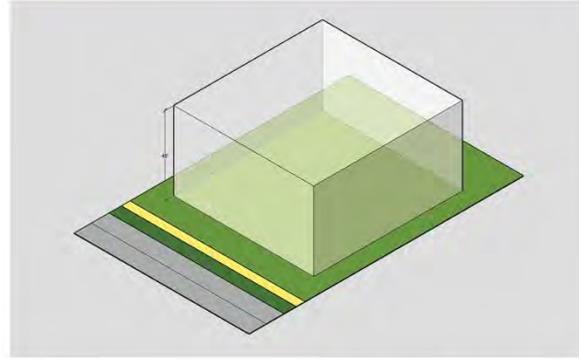
**R-7** 100' x 125'

Where is this scale most appropriate in Oak Park?



## Allowed Building Envelope

Setbacks, Height & Lot Coverage



The extent of the building's exterior walls and roof

### Setbacks, Height & Lot Coverage

|                      |                         |
|----------------------|-------------------------|
| Lot Area             | 12,500 sf               |
| Front Setback (min.) | 15 ft                   |
| Side Setbacks (min.) | 10 ft (or 10% of width) |
| Rear Setback (min.)  | 25 ft                   |
| Height (max.)        | 4.5 stories             |
| Lot Coverage (max.)  | 54%                     |

### Parking

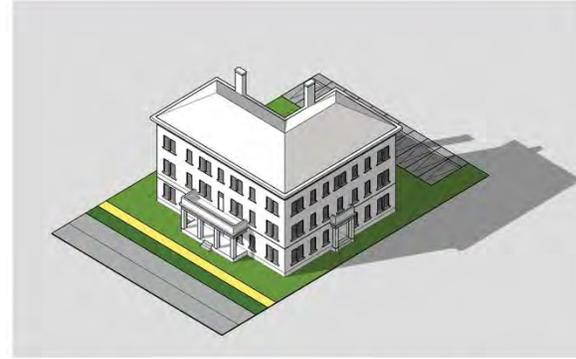
Spaces Required (min.) 1 / DU

### Density

Units Allowed Up to 12

## Existing Yield

Maximum Development Per Existing Standards



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### Building Form

|              |             |
|--------------|-------------|
| Footprint    | 3,675 sf    |
| Height       | 3.5 stories |
| Lot Coverage | 29%         |

### Parking

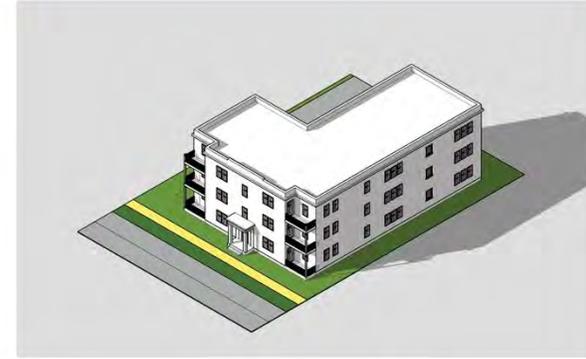
Spaces Provided 1 / DU

### Density

|                 |               |
|-----------------|---------------|
| Number of Units | 12            |
| Unit Size       | 1,072 sf      |
| Density         | 41.82 DU/acre |

## Proposed Yield

Middle Housing



Missing Middle Housing Type: Large Multiplex

### Building Form

|              |           |
|--------------|-----------|
| Footprint    | 4,850 sf  |
| Height       | 3 stories |
| Lot Coverage | 39%       |

### Parking

Spaces Provided 0.5 / DU

### Density

|                 |              |
|-----------------|--------------|
| Number of Units | 20           |
| Unit Size       | 727.50 sf    |
| Density         | 69.7 DU/acre |

# RESIDENTIAL TEST FITS

## Corridor #1 (Low)

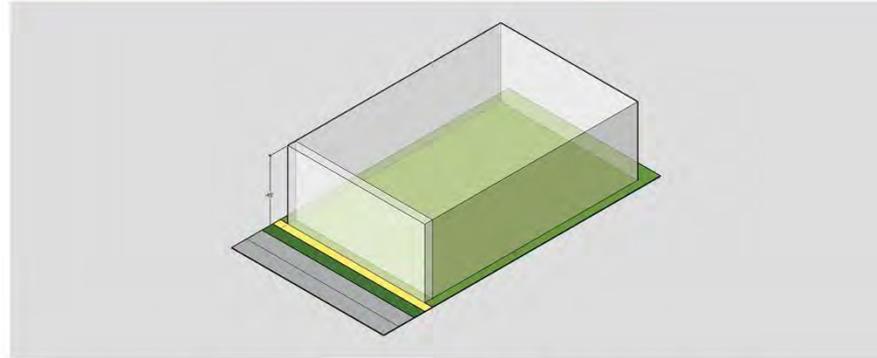
100' x 150'

Limiting factor is Density & Parking – Similar standards for Harrison Street & Neighborhood Center districts do not allow buildings to maximize buildable area of the site.



### Allowed Building Envelope

Setbacks, Height & Lot Coverage



The extent of the building's exterior walls and roof

#### Setbacks, Height & Lot Coverage

|                      |                        |
|----------------------|------------------------|
| Lot Area             | 15,000 sf              |
| Front Setback (min.) | Build-to zone of 0'-5' |
| Side Setbacks (min.) | 5 ft                   |
| Rear Setback (min.)  | 10 ft                  |
| Height (max.)        | 45'                    |
| Lot Coverage (max.)  | 100%                   |

#### Parking

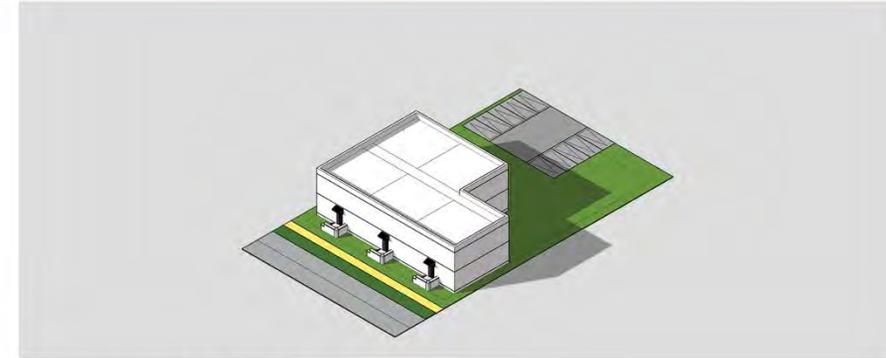
|                        |                   |
|------------------------|-------------------|
| Spaces Required (min.) | 1 / dwelling unit |
|------------------------|-------------------|

#### Density

|               |                       |
|---------------|-----------------------|
| Units Allowed | 10 Units (29 DU/acre) |
|---------------|-----------------------|

### Existing Yield

Maximum Development Per Existing Standards



Multi-family Building

#### Building Form

|              |           |
|--------------|-----------|
| Footprint    | 4,950 sf  |
| Height       | 2 stories |
| Lot Coverage | 33%       |

#### Parking

|                 |                   |
|-----------------|-------------------|
| Spaces Provided | 1 / dwelling unit |
|-----------------|-------------------|

#### Density

|                 |                            |
|-----------------|----------------------------|
| Number of Units | 10                         |
| Unit Size       | 842 sf                     |
| Density         | 29.04 dwelling unit / acre |

# RESIDENTIAL TEST FITS

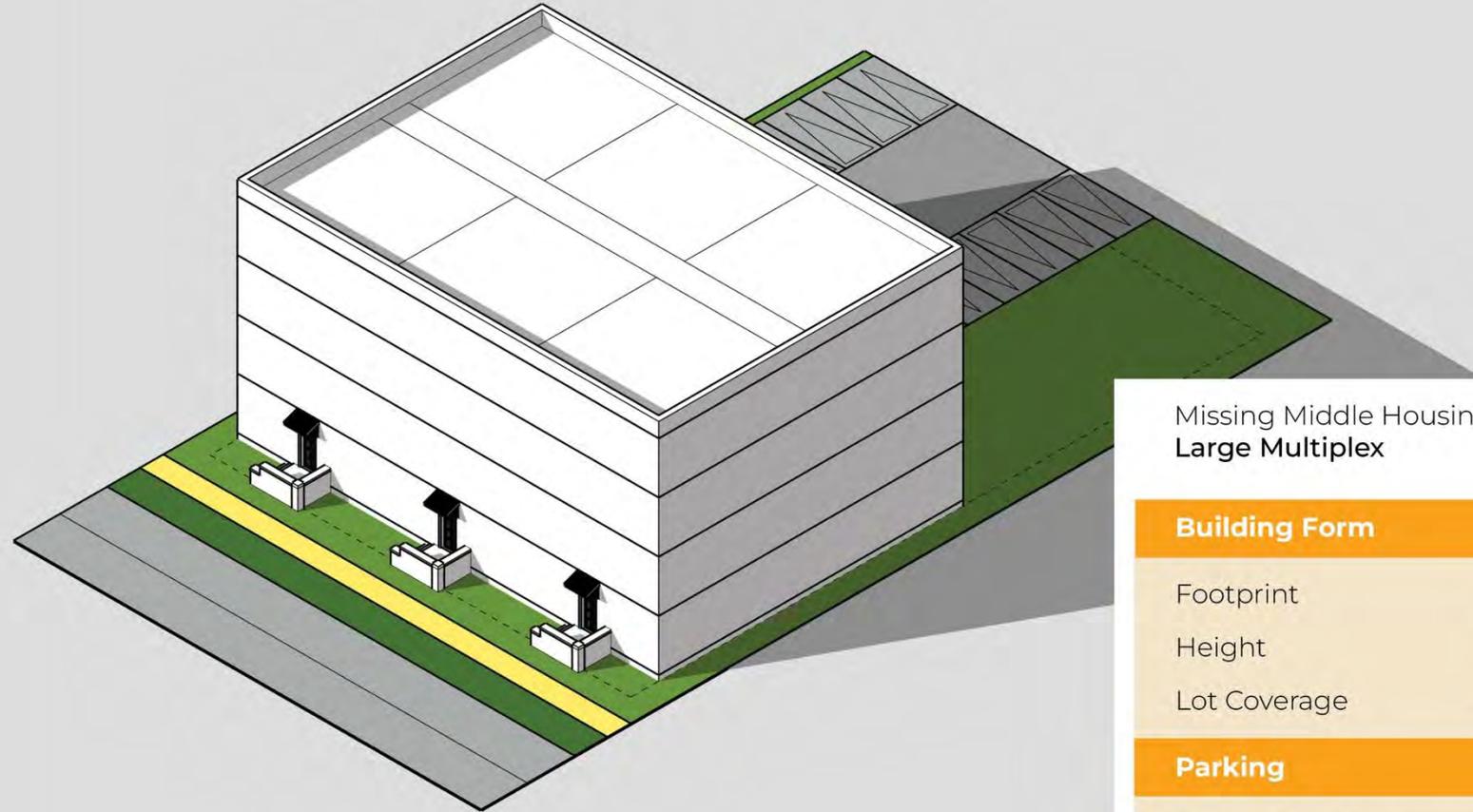
## Corridor #1 (Low)

100' x 150'

- If density limits are adjusted, more units could fit within same buildable envelope and improve feasibility
- May need to transition in height adjacent to nearby homes
- Parking reduced to allow more units

### Proposed Yield

Middle Housing



**Smaller, more attainable units increase feasibility**

Missing Middle Housing Type:  
**Large Multiplex**

#### Building Form

|              |           |
|--------------|-----------|
| Footprint    | 5,850 sf  |
| Height       | 4 stories |
| Lot Coverage | 39%       |

#### Parking

|                 |          |
|-----------------|----------|
| Spaces Provided | 0.6 / DU |
|-----------------|----------|

#### Density

|                 |              |
|-----------------|--------------|
| Number of Units | 24           |
| Unit Size       | 828.75 sf    |
| Density         | 69.7 DU/acre |

# RESIDENTIAL TEST FITS

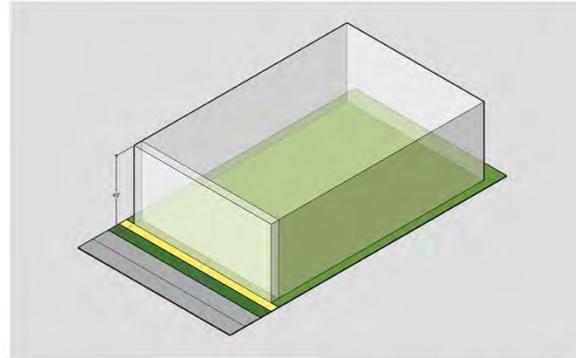
## Corridor #1 (Low)

100' x 150'

Where is this scale most appropriate?

### Allowed Building Envelope

Setbacks, Height & Lot Coverage



The extent of the building's exterior walls and roof

#### Setbacks, Height & Lot Coverage

|                      |                     |
|----------------------|---------------------|
| Lot Area             | 15,000 sf           |
| Front Setback (min.) | Build-to zone 0'-5' |
| Side Setbacks (min.) | 5 ft                |
| Rear Setback (min.)  | 10 ft               |
| Height (max.)        | 45'                 |
| Lot Coverage (max.)  | 100%                |

#### Parking

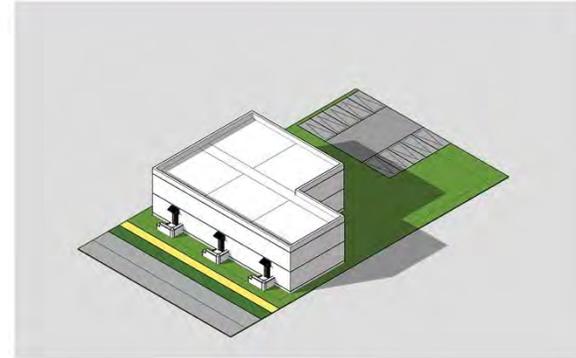
Spaces Required (min.) 1 / DU

#### Density

Units Allowed 10 Units  
(29 DU/acre)

### Existing Yield

Maximum Development Per Existing Standards



Multi-family Building

#### Building Form

|              |           |
|--------------|-----------|
| Footprint    | 4,950 sf  |
| Height       | 2 stories |
| Lot Coverage | 33%       |

#### Parking

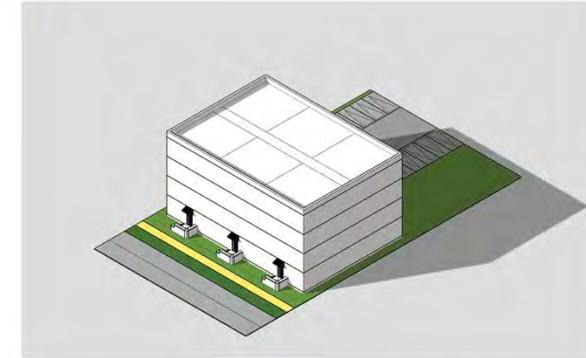
Spaces Provided 1 / DU

#### Density

|                 |               |
|-----------------|---------------|
| Number of Units | 10            |
| Unit Size       | 842 sf        |
| Density         | 29.04 DU/acre |

### Proposed Yield

Middle Housing



Missing Middle Housing Type: Large Multiplex

#### Building Form

|              |           |
|--------------|-----------|
| Footprint    | 5,850 sf  |
| Height       | 4 stories |
| Lot Coverage | 39%       |

#### Parking

Spaces Provided 0.6 / DU

#### Density

|                 |              |
|-----------------|--------------|
| Number of Units | 24           |
| Unit Size       | 828.75 sf    |
| Density         | 69.7 DU/acre |

# RESIDENTIAL TEST FITS

## Corridor 2 (High)

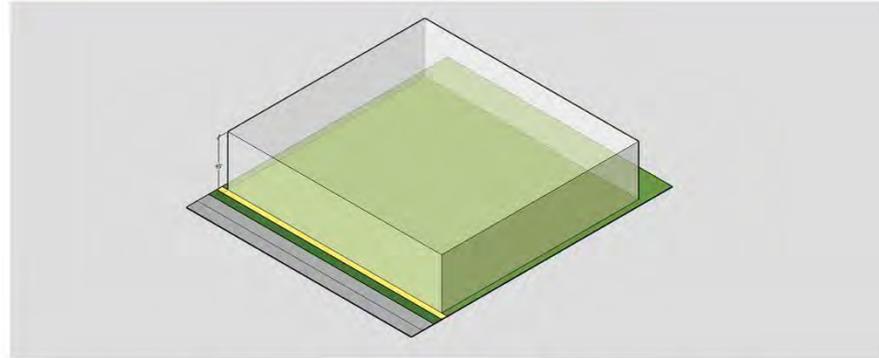
200' x 200'

Limiting factor is Density & Parking – Similar standards for North Avenue & Madison Street districts do not allow buildings to maximize buildable area of the site.



### Allowed Building Envelope

Setbacks, Height & Lot Coverage



The extent of the building's exterior walls and roof

#### Setbacks, Height & Lot Coverage

|                      |                                  |
|----------------------|----------------------------------|
| Lot Area             | 40,000 sf                        |
| Front Setback (min.) | 0 ft                             |
| Side Setbacks (min.) | 5 ft                             |
| Rear Setback (min.)  | 10 ft (alley) / 15 ft (no alley) |
| Height (max.)        | 50'(MS) 45'(NA)                  |
| Lot Coverage (max.)  | 100%                             |

#### Parking

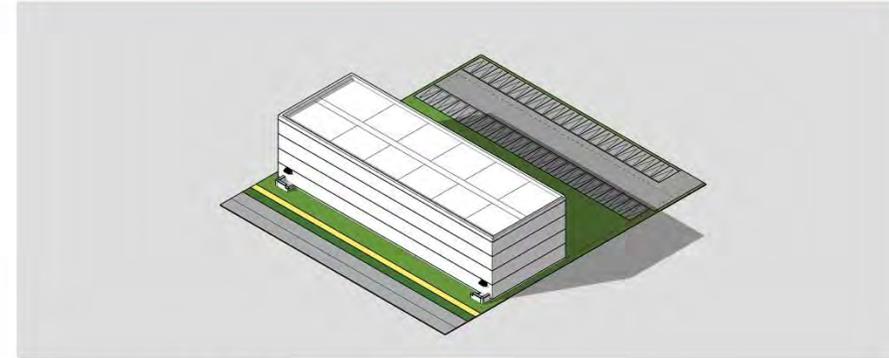
|                        |                   |
|------------------------|-------------------|
| Spaces Required (min.) | 1 / dwelling unit |
|------------------------|-------------------|

#### Density

|               |                       |
|---------------|-----------------------|
| Units Allowed | 53 Units (58 DU/acre) |
|---------------|-----------------------|

### Existing Yield

Maximum Development Per Existing Standards



Multi-family Building

#### Building Form

|              |           |
|--------------|-----------|
| Footprint    | 12,350 sf |
| Height       | 4 stories |
| Lot Coverage | 31%       |

#### Parking

|                 |                   |
|-----------------|-------------------|
| Spaces Provided | 1 / dwelling unit |
|-----------------|-------------------|

#### Density

|                 |                         |
|-----------------|-------------------------|
| Number of Units | 48                      |
| Unit Size       | 875 sf                  |
| Density         | 52 dwelling unit / acre |

# RESIDENTIAL TEST FITS

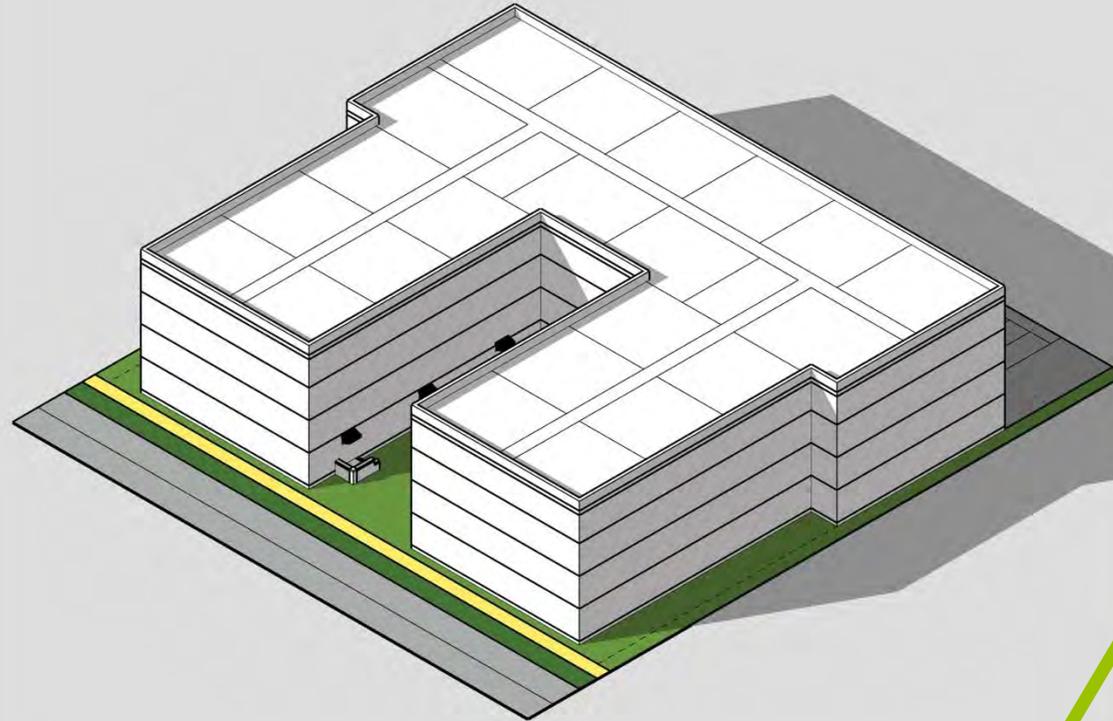
## Corridor 2 (High)

200' x 200'

- If density limits are adjusted, more units would greatly improve feasibility and maximize site
- Courtyard and reduced parking allows for improved unit frontages and quality, shared open spaces

### Proposed Yield

Middle Housing



Would up to 6 stories be appropriate in these zones to add more units?

Missing Middle Housing Type:  
**Courtyard Building**

#### Building Form

|              |           |
|--------------|-----------|
| Footprint    | 24,050 sf |
| Height       | 4 stories |
| Lot Coverage | 60%       |

#### Parking

|                 |         |
|-----------------|---------|
| Spaces Provided | .5 / DU |
|-----------------|---------|

#### Density

|                 |               |
|-----------------|---------------|
| Number of Units | 80            |
| Unit Size       | 930 sf        |
| Density         | 87.12 DU/acre |

# RESIDENTIAL TEST FITS

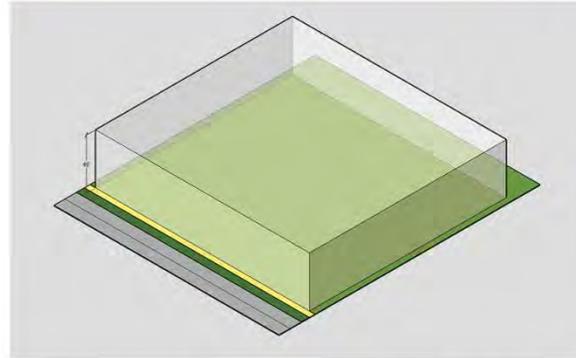
## Corridor 2 (High)

200' x 200'

Where is this scale most appropriate?

### Allowed Building Envelope

Setbacks, Height & Lot Coverage



The extent of the building's exterior walls and roof

#### Setbacks, Height & Lot Coverage

|                      |                              |
|----------------------|------------------------------|
| Lot Area             | 40,000 sf                    |
| Front Setback (min.) | 0 ft                         |
| Side Setbacks (min.) | 5 ft                         |
| Rear Setback (min.)  | 10' (alley) / 15' (no alley) |
| Height (max.)        | 50' (MS) 45' (NA)            |
| Lot Coverage (max.)  | 100%                         |

#### Parking

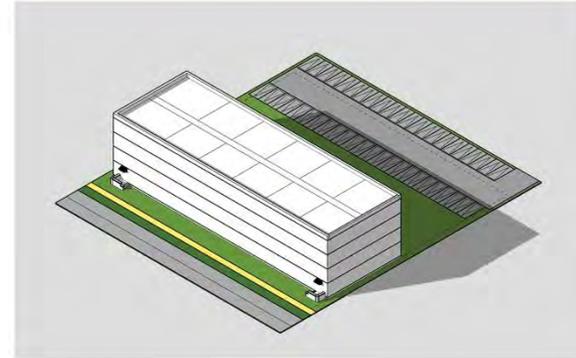
Spaces Required (min.) 1 / DU

#### Density

Units Allowed 53 Units  
(58 DU/acre)

### Existing Yield

Maximum Development Per Existing Standards



Multi-family Building

#### Building Form

|              |           |
|--------------|-----------|
| Footprint    | 12,350 sf |
| Height       | 4 stories |
| Lot Coverage | 31%       |

#### Parking

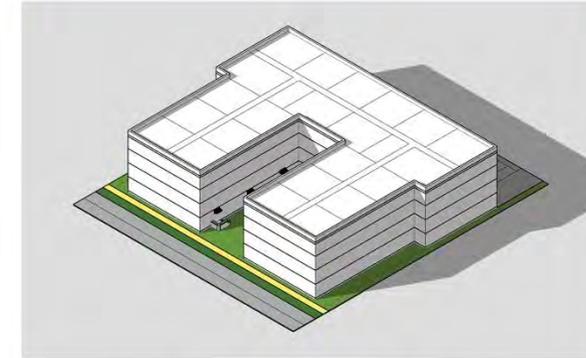
Spaces Provided 1 / DU

#### Density

|                 |            |
|-----------------|------------|
| Number of Units | 48         |
| Unit Size       | 875 sf     |
| Density         | 52 DU/acre |

### Proposed Yield

Middle Housing



Missing Middle Housing Type: Courtyard Building

#### Building Form

|              |           |
|--------------|-----------|
| Footprint    | 24,050 sf |
| Height       | 4 stories |
| Lot Coverage | 60%       |

#### Parking

Spaces Provided .5 / DU

#### Density

|                 |            |
|-----------------|------------|
| Number of Units | 80         |
| Unit Size       | 930 sf     |
| Density         | 87 DU/acre |

# REFINING REGULATIONS

# ZONING ASSESSMENT **OVERVIEW**

- Barriers to Middle Housing
- Align with Strategic Vision for Housing
- High-level analysis



# BARRIER #1: USE RESTRICTIONS

- 5 of 8 residential districts only allow single-family homes
- Middle housing types are prohibited in most districts
- Not defined: Triplexes, fourplexes and cottage courts
- R-6 and R-7 jump from duplexes to large multi-family
- Commercial: Special use requirements add time and uncertainty

| <b>Table 8-1<br/>Use Matrix</b> | R-1 | R-2 | R-3<br>-50<br>&<br>-35 | R-4 | R-5 | R-6 | R-7 | DT | HS | GC | MS | NA | NC | RR |
|---------------------------------|-----|-----|------------------------|-----|-----|-----|-----|----|----|----|----|----|----|----|
| <b>Use</b>                      |     |     |                        |     |     |     |     |    |    |    |    |    |    |    |
| Residential                     |     |     |                        |     |     |     |     |    |    |    |    |    |    |    |
| Community Residence             | P   | P   | P                      | P   | P   | P   | P   |    |    |    |    |    |    |    |
| Children's Home                 |     |     |                        |     |     |     | S   |    |    |    |    |    |    |    |
| Dwelling – Single-Fam.          | P   | P   | P                      | P   | P   | P   | P   |    |    |    |    |    |    |    |
| Dwelling – Two-Fam.             |     |     |                        |     | P   | P   | P   |    |    |    |    |    |    |    |
| Dwelling – Townhouse            |     |     |                        |     |     | P   | P   |    |    | S  | S  | S  | S  | S  |
| Dwelling – Multi-Fam.           |     |     |                        |     |     | P   | P   |    | S  | P  | S  | P  | P  | S  |
| Dwelling – Above Ground Floor   |     |     |                        |     |     |     |     | P  | P  | P  | P  | P  | P  | P  |
| Live/Work Dwelling              |     |     |                        |     |     |     |     |    | P  |    | S  | P  | P  | S  |
| Res. Care Facility              |     |     |                        |     |     |     | S   | S  |    | S  |    | S  |    | S  |
| Retreat House                   |     |     |                        |     | S   | S   | S   |    |    |    |    |    |    |    |

# BARRIER #2: ACCESSORY DWELLING UNITS (ADUs)

- Only allowed on single-family lots (not duplexes or other middle housing types)
- Owner-Occupancy: Limits development
- 1,000 sf Maximum: Barrier to 2-bedroom units
- Height: 20-ft maximum reduces feasibility
- Lot Coverage: 20%
  - 3,500 sf lot = 700 sf ADU



# BARRIER #3: DEVELOPMENT STANDARDS

- Bulk requirements don't always match historic fabric
- Lot Area: Different requirements for different housing types that encourage fewer units
- Lot Width: Duplex = 50 ft vs Single-Family = 35 ft
- Height: 30-ft maximum (vs 35 ft regional standard) >>> Limits feasibility
- Setbacks: Front (20-30 ft) and Rear (25-35) >>> Reduces developable footprint
- Result: Must consolidate multiple lots for middle housing

# BARRIER #4: PARKING & LANDSCAPING

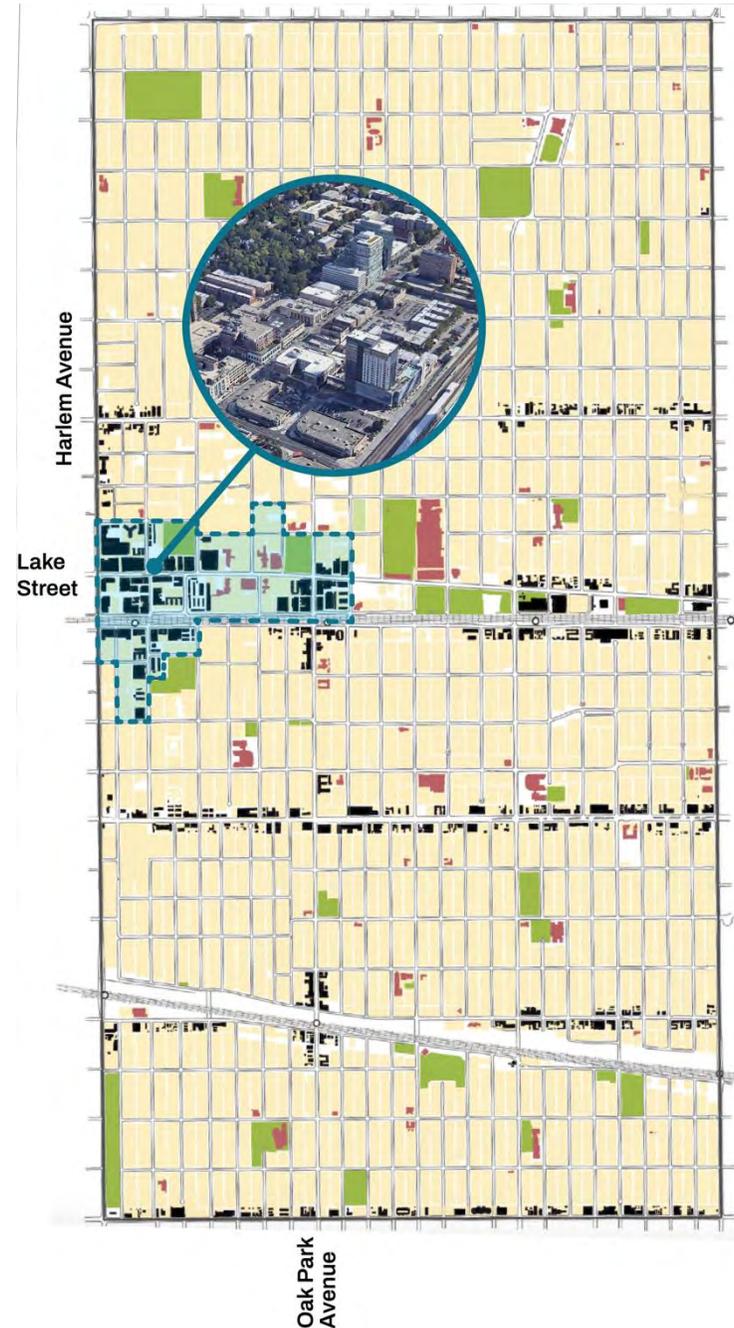
- Requirements consume buildable area on small lots and drive-up costs
- Minimum Parking: 2 spaces per unit for townhouses vs 1 for multi-family.
  - ADU: No additional parking required.
- Parking Flexibility and Reductions: Many types in commercial districts
  - 3,500 Will be complemented by “People Over Parking” Act
- Parking Lot Islands: Required for 15+ spaces >>> Adds cost to small projects
- Buffers: Required between multi-family and single-family: 7+ feet

# BARRIER #5: DESIGN STANDARDS & PROCESS

- Overall, too subjective >>> Adds cost and uncertainty
- Purpose: “Protecting property values”- historically exclusionary language
- Applicability: Single-family and multi-family, but not duplexes and townhomes
- Multi-Family Design: Combined with regulations for mixed use; need objective standards
- “Fuzzy” Standards: “Relate to character,” “show visual interest”
- Roosevelt Road District (RR): Extremely complex, lack of clarity is a barrier

# PLACE TYPES DOWNTOWN

What scale of housing are you comfortable allowing in these areas?



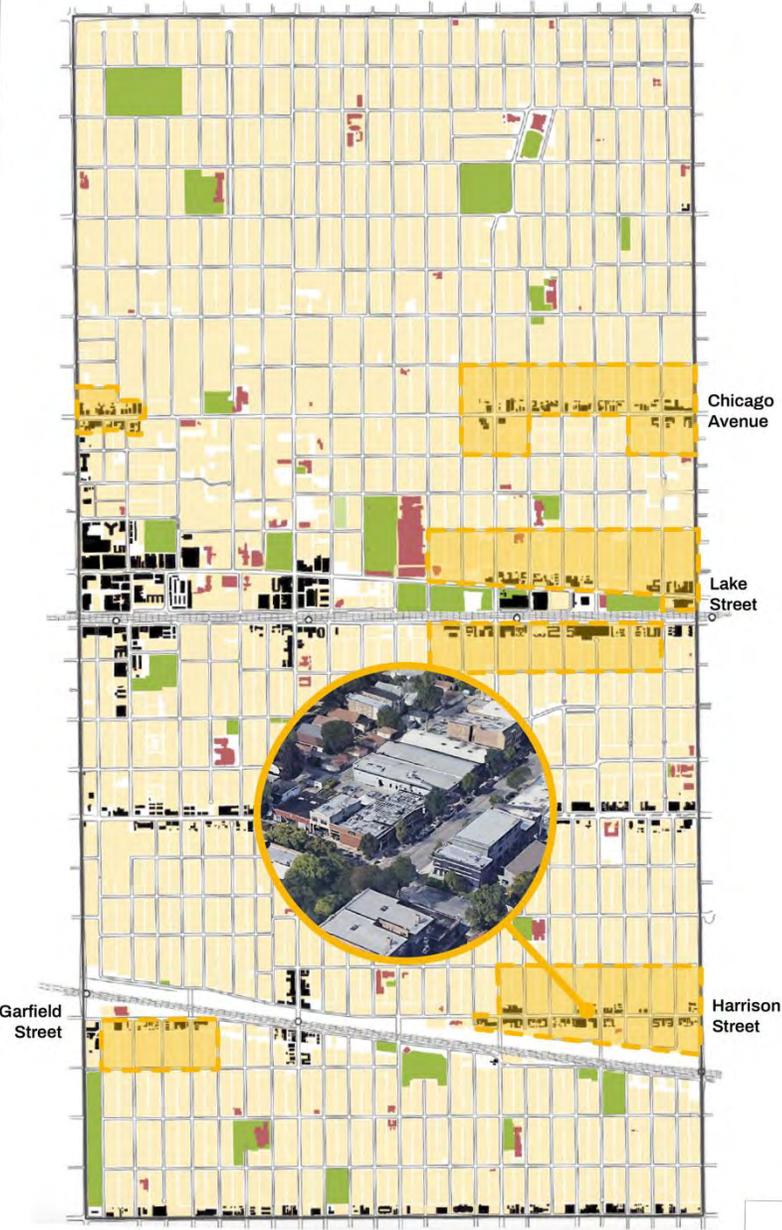
# PLACE TYPES CORRIDORS

What scale of housing are you comfortable allowing in these areas?



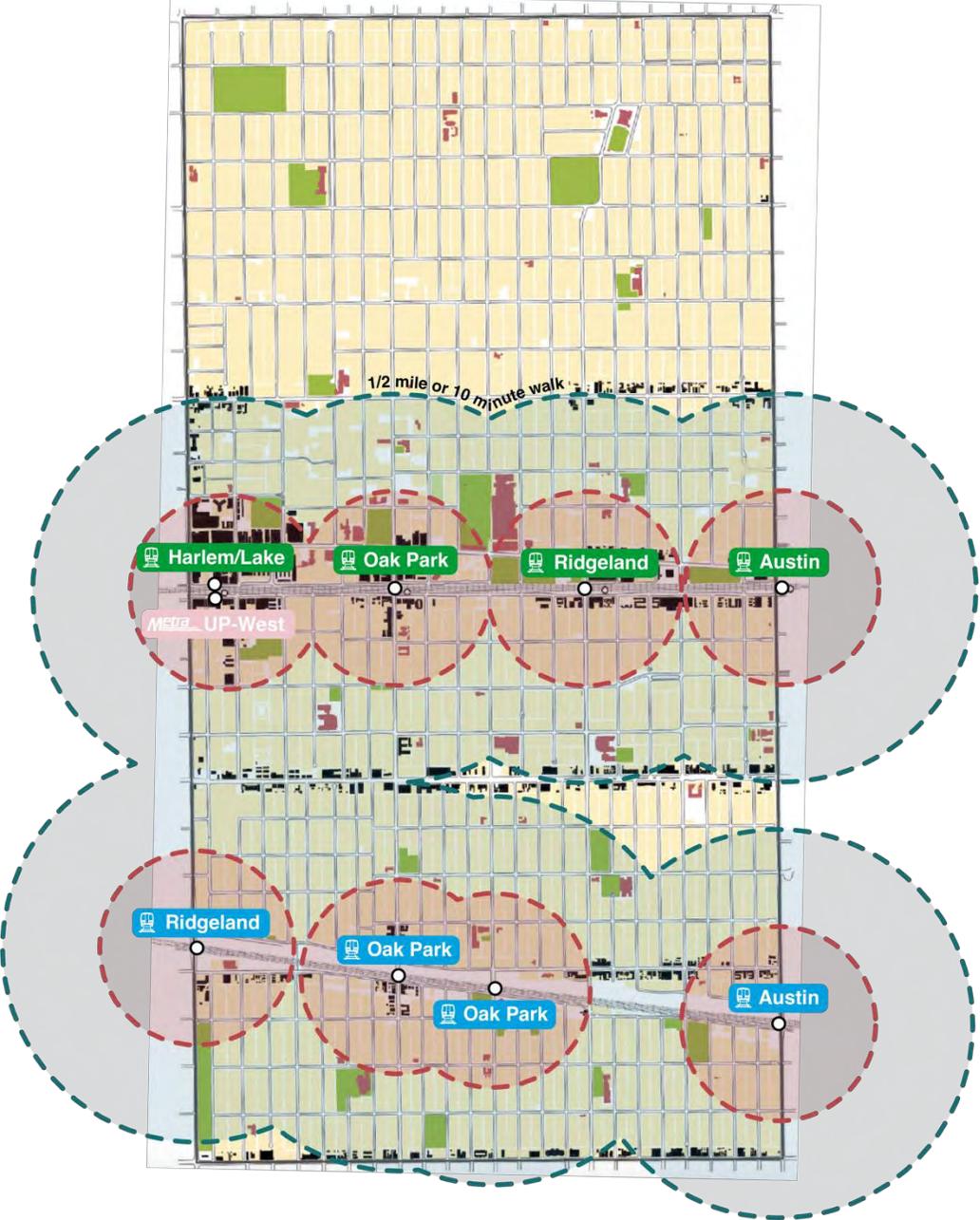
# PLACE TYPES NEIGHBORHOOD CENTERS

What scale of housing are you comfortable allowing in these areas?



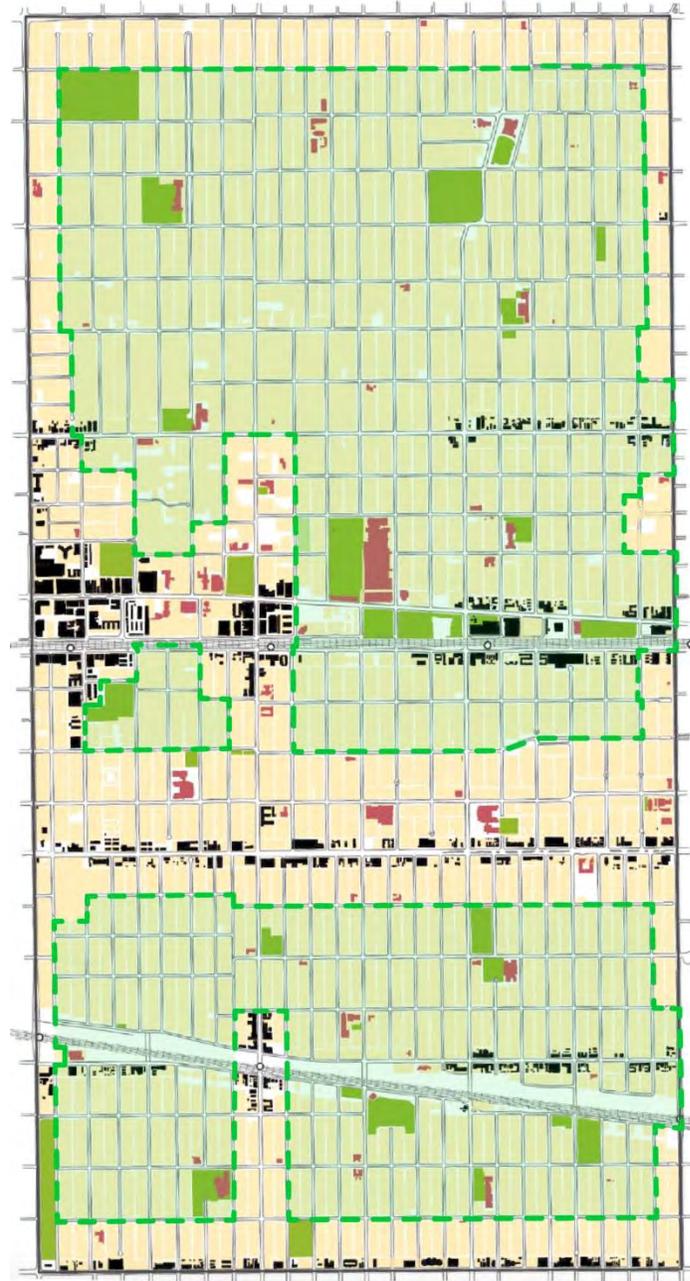
# PLACE TYPES TRANSIT

What scale of housing are you comfortable allowing in these areas?

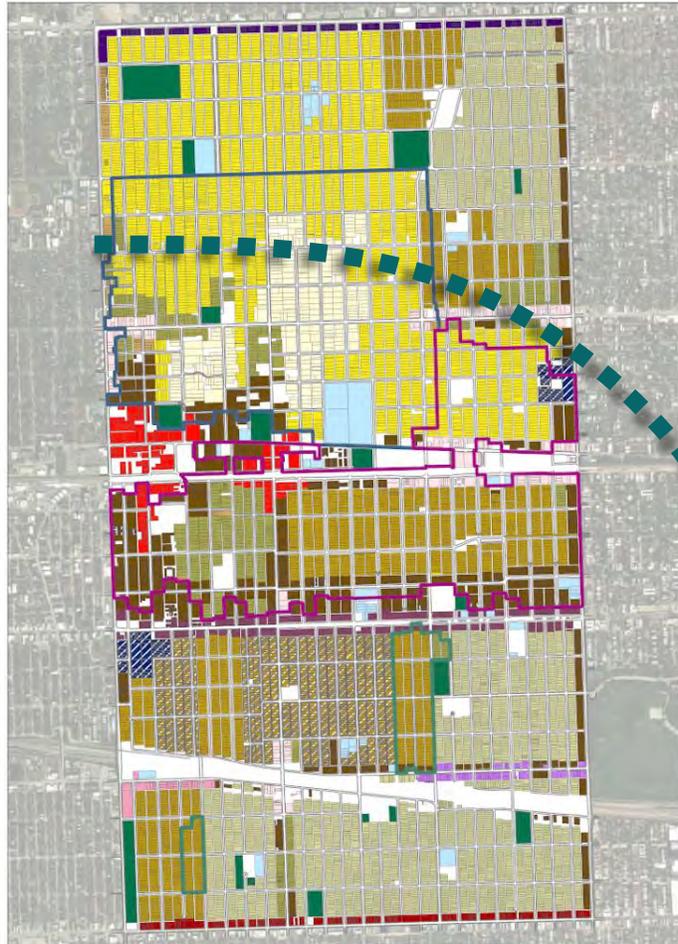


# PLACE TYPES NEIGHBORHOOD RESIDENTIAL

What scale of housing are you comfortable allowing in these areas?



# WHERE DO WE GO FROM HERE?



EXISTING ZONING



PLACE TYPES

Downtown  
Neighborhood Centers  
Corridors  
Neighborhoods  
Schools, Civic, & Parks

We are here

UPDATED ZONING & MAP

# EXISTING RESIDENTIAL ZONING STANDARDS | Overview

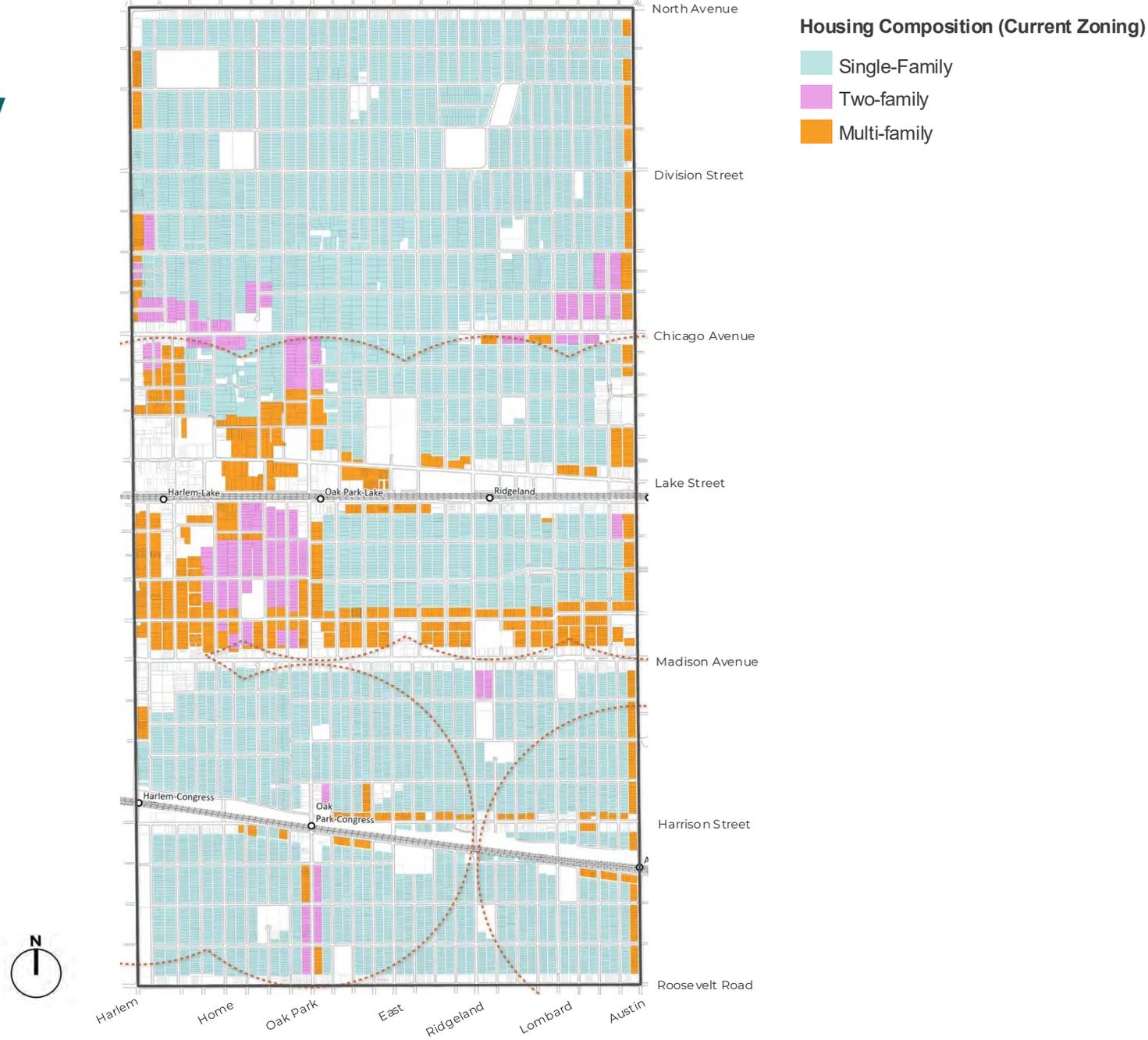
| Existing Zoning District | R-1 ●                                  | R-2 ●                     | R-3-50 🏠             | R-3-35 ●             | R-4 ●                | R-5 ●                              | R-6 ●                                      | R-7 ●   |  |
|--------------------------|--|---------------------------|----------------------|----------------------|----------------------|------------------------------------|--|---|--|
| Allowed Uses             | Single-Family Detached and up to 1 ADU |                           |                      |                      |                      | Single-Family Detached, Two-Family |  | Single-Family Detached, Two-Family, Townhouse, Multi-family |  |
| <b>Bulk Standards</b>    |  |                           |                      |                      |                      |                                    |  |   |  |
| Min. Lot Area            | 10,000 sf                              | 6,200 sf                  | 5,000 sf             | 3,500 sf             | 3,500 sf             | SF: 3,500 sf<br>2F: 5,000 sf       | SF: 3,500 sf<br>2F: 5,000 sf<br>MF: 44 dua | SF: 3,500 sf<br>2F: 5,000 sf<br>MF: 57 dua                  |  |
| Min. Lot Width           | 50 ft                                  | 50 ft                     | 40 ft                | 35 ft                | 30 ft                | SF: 35 ft<br>2F: 50 ft             | SF: 35 ft<br>2F: 50 ft<br>MF: 60 ft        | SF: 35 ft<br>2F: 50 ft<br>MF: 50 ft                         |  |
| Max. Building Height     | 30 ft                                  | 30 ft                     | 30 ft                | 30 ft                | 30 ft                | 35 ft                              | 35 ft                                      | 45 ft   |  |
| Max. Building Coverage   | 35%                                    | 35%                       | 40%                  | 50%                  | 60%                  | SF: 40%<br>2F: 50%                 | SF: 40%<br>2F: 50%<br>MF: 60%              | SF: 40%<br>2F: 50%<br>MF: 70%                               |  |
| Max. Impervious          | 50%                                    | 50%                       | 50%                  | 60%                  | 60%                  | SF: 65%<br>2F: 70%                 | SF: 65%<br>2F: 70%<br>MF: 75%              | SF: 65%<br>2F: 70%<br>MF: 80%                               |  |
| <b>Required Setbacks</b> |  |                           |                      |                      |                      |                                    |  |   |  |
| Min. Front               | 30 ft                                  | 30 ft                     | 20'                  | 20'                  | 20'                  | 20'                                | 20'  | 15'   |  |
| Min. Interior Side       | 6 ft                                   | 6 ft                      | 5'                   | 5 ft                 | 5'                   | 5'                                 | <50' = 5'<br>>50' = 10% or 10'             | <50 = 5'<br>>50' = 10% or 10'                               |  |
| Min. Corner Side         | 9 ft                                   | 9 ft                      | 8'                   | 8 ft                 | 8'                   | 8'                                 | <50' = 8'<br>>50' = 15% or 15'             | <50 = 8'<br>>50' = 15% or 15'                               |  |
| Min. Reverse Corner      | 9 ft                                   | 9 ft                      | 8'                   | 8 ft                 | 8'                   | 8'                                 | 8'   | 8'  |  |
| Min. Rear                | 35 ft or 20% of lot depth              | 35 ft or 20% of lot depth | 30' or 20% lot depth | 30' or 20% lot depth | 25' or 20% lot depth | 25' or 20% of lot depth            | 25' or 20% of lot depth                    | 25' or 20% of lot depth                                     |  |



# EXISTING ZONING STANDARDS | Allowed Uses

| Existing Zoning District | R-1 ●                                  | R-2 ●                     | R-3-50 🏠             | R-3-35 ●             | R-4 ●                | R-5 ●                              | R-6 ●   | R-7 ●                                      |
|--------------------------|--|---------------------------|----------------------|----------------------|----------------------|------------------------------------|---|--|
| Allowed Uses             | Single-Family Detached and up to 1 ADU |                           |                      |                      |                      | Single-Family Detached, Two-Family | Single-Family Detached, Two-Family, Townhouse, Multi-family |  |
| <b>Bulk Standards</b>    |  |                           |                      |                      |                      |                                    |   |  |
| Min. Lot Area            | 10,000 sf                              | 6,200 sf                  | 5,000 sf             | 3,500 sf             | 3,500 sf             | SF: 3,500 sf<br>2F: 5,000 sf       | SF: 3,500 sf<br>2F: 5,000 sf<br>MF: 44 dua                  | SF: 3,500 sf<br>2F: 5,000 sf<br>MF: 57 dua |
| Min. Lot Width           | 50 ft                                  | 50 ft                     | 40 ft                | 35 ft                | 30 ft                | SF: 35 ft<br>2F: 50 ft             | SF: 35 ft<br>2F: 50 ft<br>MF: 60 ft                         | SF: 35 ft<br>2F: 50 ft<br>MF: 50 ft        |
| Max. Building Height     | 30 ft                                  | 30 ft                     | 30 ft                | 30 ft                | 30 ft                | 35 ft                              | 35 ft   | 45 ft                                      |
| Max. Building Coverage   | 35%                                    | 35%                       | 40%                  | 50%                  | 60%                  | SF: 40%<br>2F: 50%                 | SF: 40%<br>2F: 50%<br>MF: 60%                               | SF: 40%<br>2F: 50%<br>MF: 70%              |
| Max. Impervious          | 50%                                    | 50%                       | 50%                  | 60%                  | 60%                  | SF: 65%<br>2F: 70%                 | SF: 65%<br>2F: 70%<br>MF: 75%                               | SF: 65%<br>2F: 70%<br>MF: 80%              |
| <b>Required Setbacks</b> |  |                           |                      |                      |                      |                                    |   |  |
| Min. Front               | 30 ft                                  | 30 ft                     | 20'                  | 20'                  | 20'                  | 20'                                | 20'   | 15'  |
| Min. Interior Side       | 6 ft                                   | 6 ft                      | 5'                   | 5 ft                 | 5'                   | 5'                                 | <50' = 5'<br>>50' = 10% or 10'                              | <50 = 5'<br>>50' = 10% or 10'              |
| Min. Corner Side         | 9 ft                                   | 9 ft                      | 8'                   | 8 ft                 | 8'                   | 8'                                 | <50' = 8'<br>>50' = 15% or 15'                              | <50 = 8'<br>>50' = 15% or 15'              |
| Min. Reverse Corner      | 9 ft                                   | 9 ft                      | 8'                   | 8 ft                 | 8'                   | 8'                                 | 8'  | 8'   |
| Min. Rear                | 35 ft or 20% of lot depth              | 35 ft or 20% of lot depth | 30' or 20% lot depth | 30' or 20% lot depth | 25' or 20% lot depth | 25' or 20% of lot depth            | 25' or 20% of lot depth                                     | 25' or 20% of lot depth                    |

# EXISTING SINGLE FAMILY / MULTI-FAMILY



# USE RESTRICTIONS

- 5 of 8 residential districts only allow single-family homes
- Middle housing types are prohibited in most districts
- Not defined: Triplexes, fourplexes.
- R-6 and R-7 jump from duplexes to large multi-family of any size.

**What additional uses or “building types” should be allowed in each residential district?** See zoning map for locations.

**Table 8-1  
Use Matrix**

| Use                           | R-1 | R-2 | R-3<br>-50<br>&<br>-35 | R-4 | R-5 | R-6 | R-7 | DT | HS | GC | MS | NA | NC | RR |
|-------------------------------|-----|-----|------------------------|-----|-----|-----|-----|----|----|----|----|----|----|----|
| Residential                   |     |     |                        |     |     |     |     |    |    |    |    |    |    |    |
| Community Residence           | P   | P   | P                      | P   | P   | P   | P   |    |    |    |    |    |    |    |
| Children’s Home               |     |     |                        |     |     |     | S   |    |    |    |    |    |    |    |
| Dwelling – Single-Fam.        | P   | P   | P                      | P   | P   | P   | P   |    |    |    |    |    |    |    |
| Dwelling – Two-Fam.           |     |     |                        |     | P   | P   | P   |    |    |    |    |    |    |    |
| Dwelling – Townhouse          |     |     |                        |     |     | P   | P   |    |    | S  | S  | S  | S  | S  |
| Dwelling – Multi-Fam.         |     |     |                        |     |     | P   | P   |    | S  | P  | S  | P  | P  | S  |
| Dwelling – Above Ground Floor |     |     |                        |     |     |     |     | P  | P  | P  | P  | P  | P  | P  |
| Live/Work Dwelling            |     |     |                        |     |     |     |     |    | P  |    | S  | P  | P  | S  |
| Res. Care Facility            |     |     |                        |     |     |     | S   | S  |    | S  |    | S  |    | S  |
| Retreat House                 |     |     |                        |     | S   | S   | S   |    |    |    |    |    |    |    |

# EXISTING ZONING STANDARDS | Minimum Lot Size

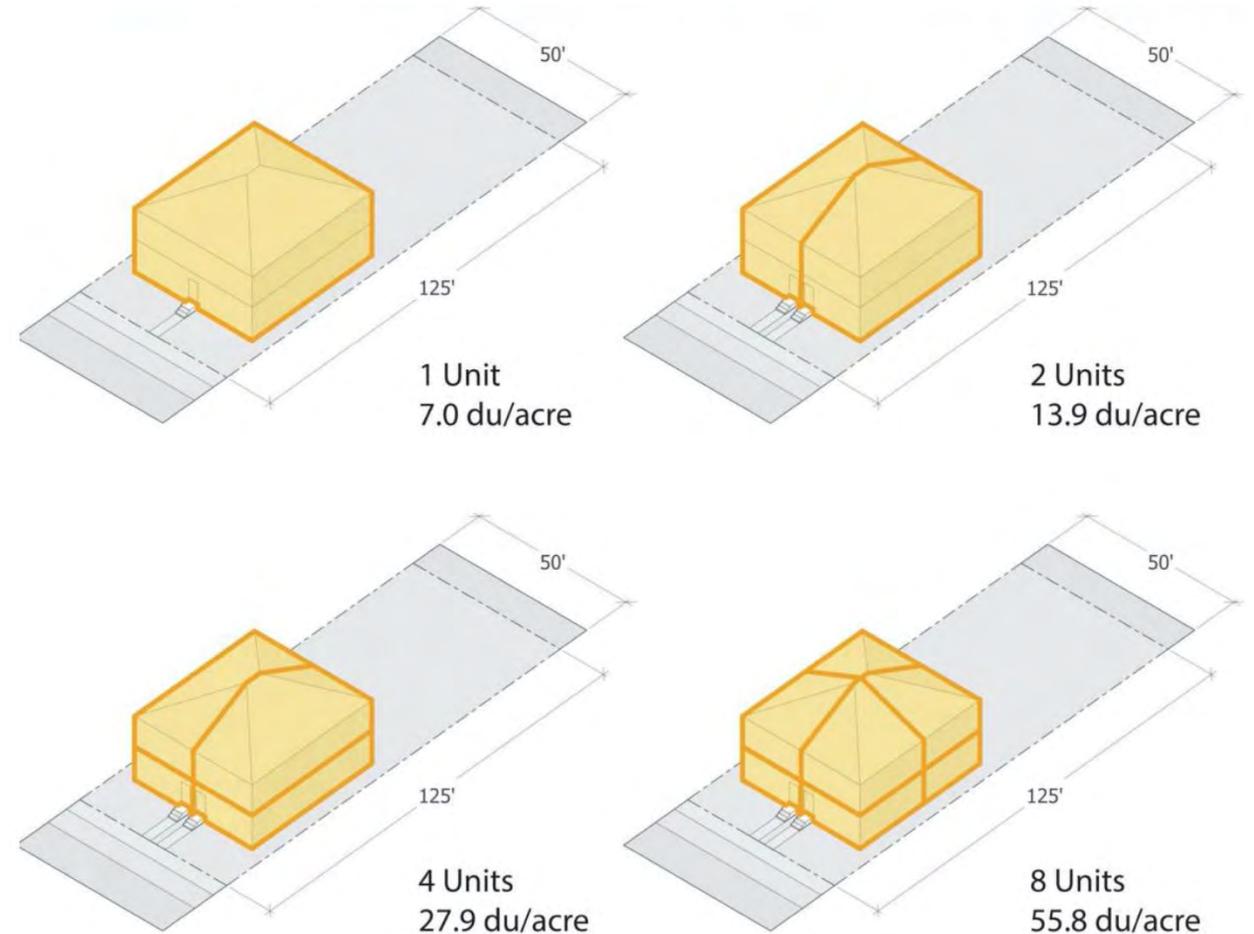
| Existing Zoning District | R-1 ●                                  | R-2 ●                     | R-3-50 🏠             | R-3-35 ●             | R-4 ●                | R-5 ●                              | R-6 ●   | R-7 ●                                      |
|--------------------------|--|---------------------------|----------------------|----------------------|----------------------|------------------------------------|---|--|
| Allowed Uses             | Single-Family Detached and up to 1 ADU |                           |                      |                      |                      | Single-Family Detached, Two-Family | Single-Family Detached, Two-Family, Townhouse, Multi-family |  |
| <b>Bulk Standards</b>    |  |                           |                      |                      |                      |                                    |   |  |
| Min. Lot Area            | 10,000 sf                              | 6,200 sf                  | 5,000 sf             | 3,500 sf             | 3,500 sf             | SF: 3,500 sf<br>2F: 5,000 sf       | SF: 3,500 sf<br>2F: 5,000 sf<br>MF: 44 dua                  | SF: 3,500 sf<br>2F: 5,000 sf<br>MF: 57 dua |
| Min. Lot Width           | 50 ft                                  | 50 ft                     | 40 ft                | 35 ft                | 30 ft                | SF: 35 ft<br>2F: 50 ft             | SF: 35 ft<br>2F: 50 ft<br>MF: 60 ft                         | SF: 35 ft<br>2F: 50 ft<br>MF: 50 ft        |
| Max. Building Height     | 30 ft                                  | 30 ft                     | 30 ft                | 30 ft                | 30 ft                | 35 ft                              | 35 ft   | 45 ft                                      |
| Max. Building Coverage   | 35%                                    | 35%                       | 40%                  | 50%                  | 60%                  | SF: 40%<br>2F: 50%                 | SF: 40%<br>2F: 50%<br>MF: 60%                               | SF: 40%<br>2F: 50%<br>MF: 70%              |
| Max. Impervious          | 50%                                    | 50%                       | 50%                  | 60%                  | 60%                  | SF: 65%<br>2F: 70%                 | SF: 65%<br>2F: 70%<br>MF: 75%                               | SF: 65%<br>2F: 70%<br>MF: 80%              |
| <b>Required Setbacks</b> |  |                           |                      |                      |                      |                                    |   |  |
| Min. Front               | 30 ft                                  | 30 ft                     | 20'                  | 20'                  | 20'                  | 20'                                | 20'   | 15'  |
| Min. Interior Side       | 6 ft                                   | 6 ft                      | 5'                   | 5 ft                 | 5'                   | 5'                                 | <50' = 5'<br>>50' = 10% or 10'                              | <50 = 5'<br>>50' = 10% or 10'              |
| Min. Corner Side         | 9 ft                                   | 9 ft                      | 8'                   | 8 ft                 | 8'                   | 8'                                 | <50' = 8'<br>>50' = 15% or 15'                              | <50 = 8'<br>>50' = 15% or 15'              |
| Min. Reverse Corner      | 9 ft                                   | 9 ft                      | 8'                   | 8 ft                 | 8'                   | 8'                                 | 8'  | 8'   |
| Min. Rear                | 35 ft or 20% of lot depth              | 35 ft or 20% of lot depth | 30' or 20% lot depth | 30' or 20% lot depth | 25' or 20% lot depth | 25' or 20% of lot depth            | 25' or 20% of lot depth                                     | 25' or 20% of lot depth                    |

# MINIMUM LOT AREA

**Lot Area:** Different requirements for different housing types that encourage fewer units and increase land/infrastructure costs per unit.

**Result:** Must consolidate multiple lots for middle housing. Reduced attainability and housing diversity.

**Alternative:** Remove lot area minimums across all zones, keep lot width minimum, setbacks, and impervious coverage. Let market determine number of units that fit within an appropriate building footprint.



# EXISTING ZONING STANDARDS | Similar Standards

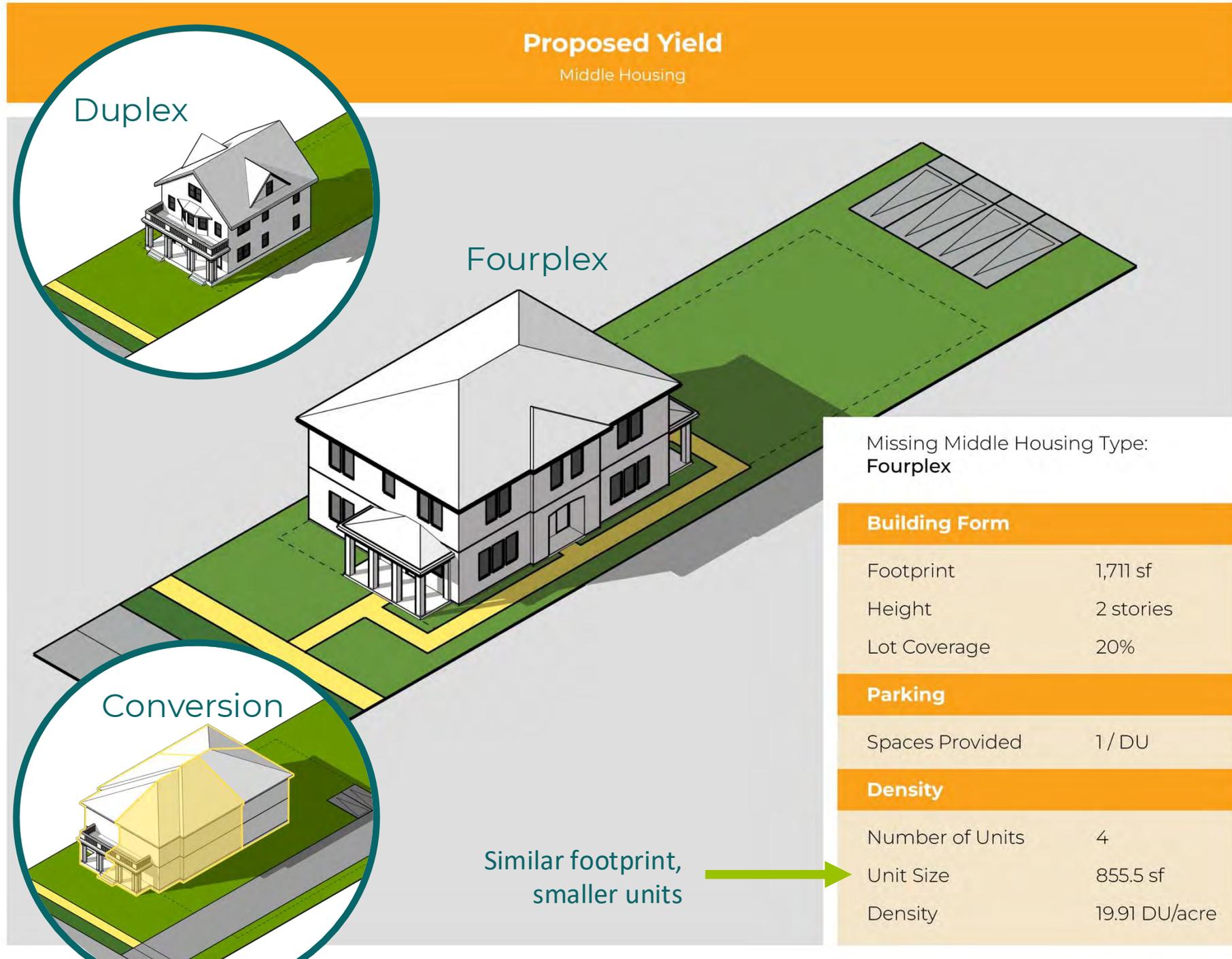
Mapped in very limited areas

| Existing Zoning District | R-1 ●                                  | R-2 ●                     | R-3-50 🏠             | R-3-35 ●             | R-4 ●                | R-5 ●                              | R-6 ●   | R-7 ●                                      |
|--------------------------|--|---------------------------|----------------------|----------------------|----------------------|------------------------------------|---|--|
| Allowed Uses             | Single-Family Detached and up to 1 ADU |                           |                      |                      |                      | Single-Family Detached, Two-Family | Single-Family Detached, Two-Family, Townhouse, Multi-family |  |
| <b>Bulk Standards</b>    |  |                           |                      |                      |                      |                                    |   |  |
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| Min. Lot Width           | 50 ft                                  | 50 ft                     | 40 ft                | 35 ft                | 30 ft                | SF: 35 ft<br>2F: 50 ft             | SF: 35 ft<br>2F: 50 ft<br>MF: 60 ft                         | SF: 35 ft<br>2F: 50 ft<br>MF: 50 ft        |
| Max. Building Height     | 30 ft                                  | 30 ft                     | 30 ft                | 30 ft                | 30 ft                | 35 ft                              | 35 ft   | 45 ft                                      |
| Max. Building Coverage   | 35%                                    | 35%                       | 40%                  | 50%                  | 60%                  | SF: 40%<br>2F: 50%                 | SF: 40%<br>2F: 50%<br>MF: 60%                               | SF: 40%<br>2F: 50%<br>MF: 70%              |
| Max. Impervious          | 50%                                    | 50%                       | 50%                  | 60%                  | 60%                  | SF: 65%<br>2F: 70%                 | SF: 65%<br>2F: 70%<br>MF: 75%                               | SF: 65%<br>2F: 70%<br>MF: 80%              |
| <b>Required Setbacks</b> |  |                           |                      |                      |                      |                                    |   |  |
| Min. Front               | 30 ft                                  | 30 ft                     | 20'                  | 20'                  | 20'                  | 20'                                | 20'   | 15'  |
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| Min. Rear                | 35 ft or 20% of lot depth              | 35 ft or 20% of lot depth | 30' or 20% lot depth | 30' or 20% lot depth | 25' or 20% lot depth | 25' or 20% of lot depth            | 25' or 20% of lot depth                                     | 25' or 20% of lot depth                    |

# RESIDENTIAL TEST FITS

## R-3-50 50' x 175'

- Duplex, Triplex, Fourplex fits comfortably within existing zoning standards & context
- Adds gently density with more attainable, smaller units
- Same setbacks, height, and similar lot coverage results as single-family plus garage or ADU
- Can still fit 1 space per unit on the lot



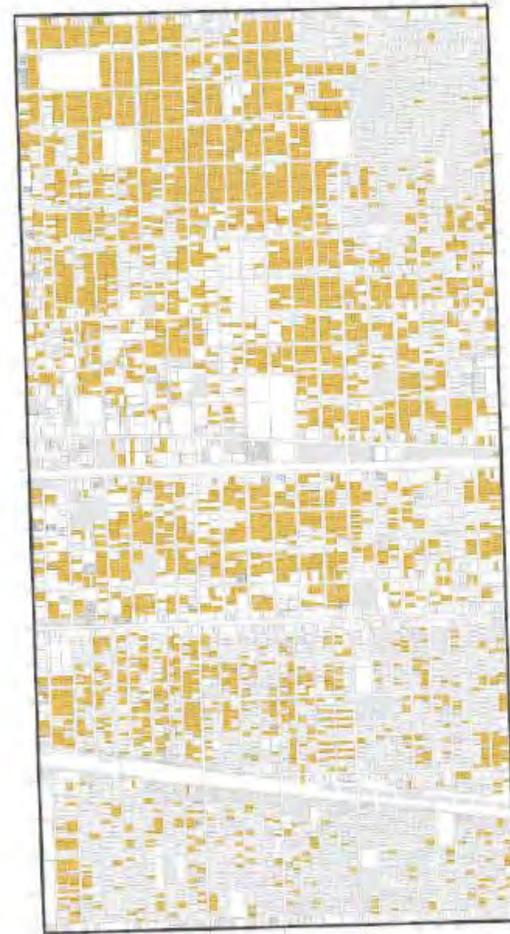
# LOT WIDTH IS MOST IMPORTANT



100+'



70-99'



50-69'



30-49'

# EXISTING ZONING STANDARDS | Similar Standards

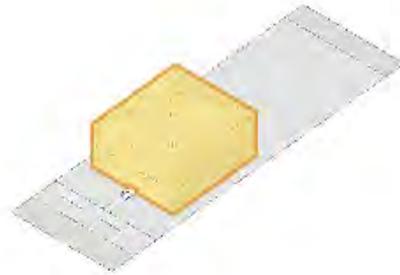
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| Existing Zoning District | R-1 ●                                  | R-2 ●                     | R-3-50 🏠             | R-3-35 ●             | R-4 ●                | R-5 ●                              | R-6 ●   | R-7 ●                                      |
|--------------------------|--|---------------------------|----------------------|----------------------|----------------------|------------------------------------|---|--|
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| Max. Building Height     | 30 ft                                  | 30 ft                     | 30 ft                | 30 ft                | 30 ft                | 35 ft                              | 35 ft   | 45 ft                                      |
| Max. Building Coverage   | 35%                                    | 35%                       | 40%                  | 50%                  | 60%                  | SF: 40%<br>2F: 50%                 | SF: 40%<br>2F: 50%<br>MF: 60%                               | SF: 40%<br>2F: 50%<br>MF: 70%              |
| Max. Impervious          | 50%                                    | 50%                       | 50%                  | 60%                  | 60%                  | SF: 65%<br>2F: 70%                 | SF: 65%<br>2F: 70%<br>MF: 75%                               | SF: 65%<br>2F: 70%<br>MF: 80%              |
| <b>Required Setbacks</b> |  |                           |                      |                      |                      |                                    |   |  |
| Min. Front               | 30 ft                                  | 30 ft                     | 20'                  | 20'                  | 20'                  | 20'                                | 20'   | 15'  |
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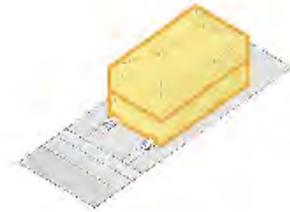
# BUILDING TYPOLOGIES + USE

Each type has  
an intended  
form & scale

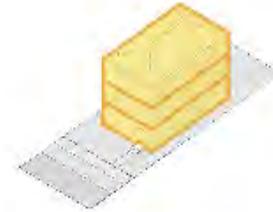
House-scale vs  
Block-scale



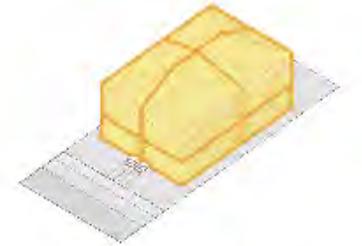
**HOUSE**  
48' x 48'



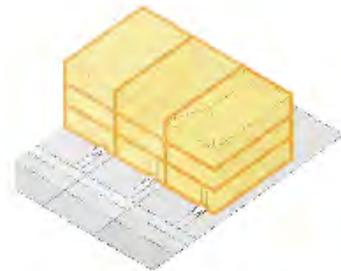
**DUPLEX**  
48' x 48'



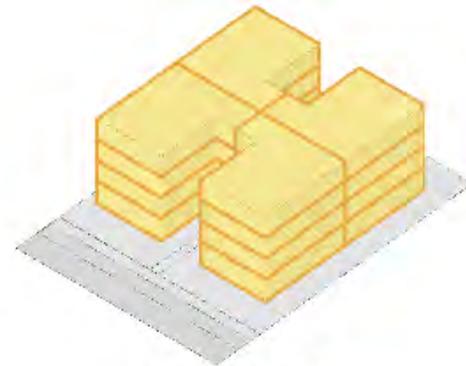
**TRIPLEX**  
30' x 48'



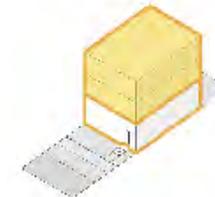
**FOURPLEX**  
48' x 60'



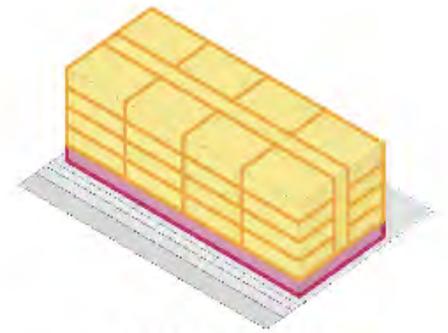
**TOWNHOUSE**  
30' x 48'



**MULTIPLEX**  
80' x 110' max.



**LIVE/WORK**  
30' x 48' max.



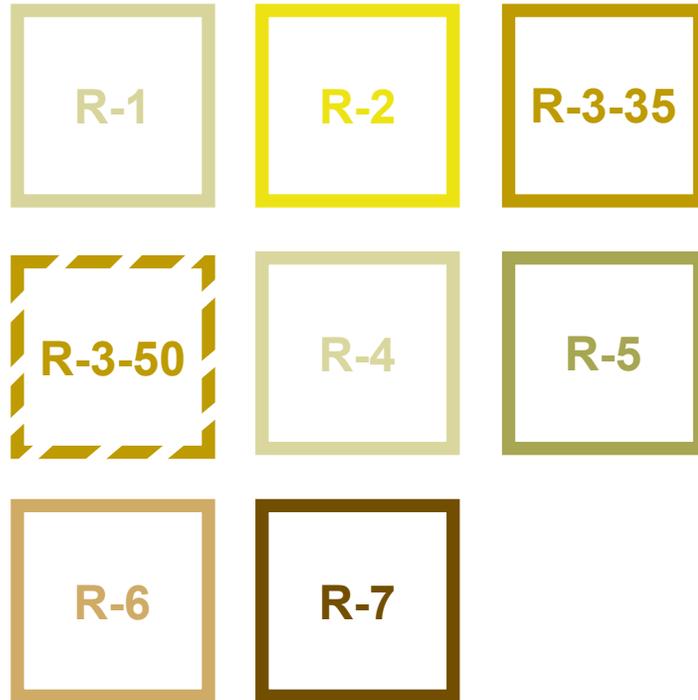
**MIXED-USE**  
block-scale

# EXISTING ZONING STANDARDS | Similar Standards

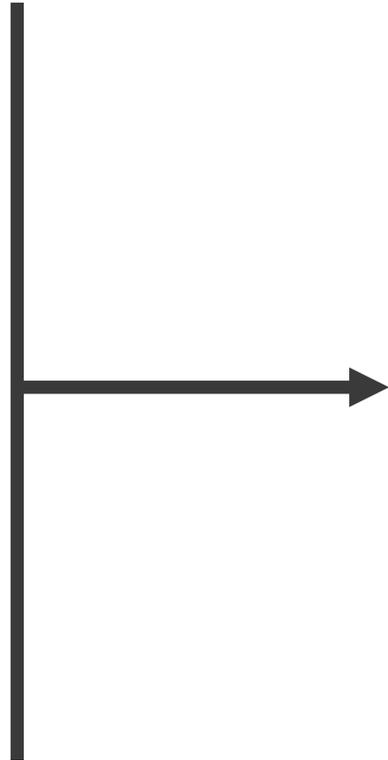
| Existing Zoning District | R-1 ●                                  | R-2 ●                     | R-3-50 🏠             | R-3-35 ●             | R-4 ●                | R-5 ●                              | R-6 ●   | R-7 ●                                      |
|--------------------------|--|---------------------------|----------------------|----------------------|----------------------|------------------------------------|---|--|
| Allowed Uses             | Single-Family Detached and up to 1 ADU |                           |                      |                      |                      | Single-Family Detached, Two-Family | Single-Family Detached, Two-Family, Townhouse, Multi-family |  |
| <b>Bulk Standards</b>    |  |                           |                      |                      |                      |                                    |   |  |
| Min. Lot Area            | 10,000 sf                              | 6,200 sf                  | 5,000 sf             | 3,500 sf             | 3,500 sf             | SF: 3,500 sf<br>2F: 5,000 sf       | SF: 3,500 sf<br>2F: 5,000 sf<br>MF: 44 dua                  | SF: 3,500 sf<br>2F: 5,000 sf<br>MF: 57 dua |
| Min. Lot Width           | 50 ft                                  | 50 ft                     | 40 ft                | 35 ft                | 30 ft                | SF: 35 ft<br>2F: 50 ft             | SF: 35 ft<br>2F: 50 ft<br>MF: 60 ft                         | SF: 35 ft<br>2F: 50 ft<br>MF: 50 ft        |
| Max. Building Height     | 30 ft                                  | 30 ft                     | 30 ft                | 30 ft                | 30 ft                | 35 ft                              | 35 ft   | 45 ft                                      |
| Max. Building Coverage   | 35%                                    | 35%                       | 40%                  | 50%                  | 60%                  | SF: 40%<br>2F: 50%                 | SF: 40%<br>2F: 50%<br>MF: 60%                               | SF: 40%<br>2F: 50%<br>MF: 70%              |
| Max. Impervious          | 50%                                    | 50%                       | 50%                  | 60%                  | 60%                  | SF: 65%<br>2F: 70%                 | SF: 65%<br>2F: 70%<br>MF: 75%                               | SF: 65%<br>2F: 70%<br>MF: 80%              |
| <b>Required Setbacks</b> |  |                           |                      |                      |                      |                                    |   |  |
| Min. Front               | 30 ft                                  | 30 ft                     | 20'                  | 20'                  | 20'                  | 20'                                | 20'   | 15'  |
| Min. Interior Side       | 6 ft                                   | 6 ft                      | 5'                   | 5 ft                 | 5'                   | 5'                                 | <50' = 5'<br>>50' = 10% or 10'                              | <50 = 5'<br>>50' = 10% or 10'              |
| Min. Corner Side         | 9 ft                                   | 9 ft                      | 8'                   | 8 ft                 | 8'                   | 8'                                 | <50' = 8'<br>>50' = 15% or 15'                              | <50 = 8'<br>>50' = 15% or 15'              |
| Min. Reverse Corner      | 9 ft                                   | 9 ft                      | 8'                   | 8 ft                 | 8'                   | 8'                                 | 8'  | 8'   |
| Min. Rear                | 35 ft or 20% of lot depth              | 35 ft or 20% of lot depth | 30' or 20% lot depth | 30' or 20% lot depth | 25' or 20% lot depth | 25' or 20% of lot depth            | 25' or 20% of lot depth                                     | 25' or 20% of lot depth                    |

# CONSOLIDATE DISTRICTS **RESIDENTIAL** (proposed)

## EXISTING ZONES



## PROPOSED ZONES



# CONSOLIDATE DISTRICTS **SCENARIO A** (proposed)

## EXISTING ZONES



## PROPOSED ZONES



Neighborhood  
Low

## ALLOWED HOUSING TYPES

House, Duplex, 3-4 plex,  
Conversion, ADU

*Up to 2.5 stories*

# CONSOLIDATE DISTRICTS **SCENARIO A** (proposed)

## EXISTING ZONES



*\*Areas mapped R-3-50 located in designated transit areas should be upzoned to N-2.*

## PROPOSED ZONES



Neighborhood  
Medium

## ALLOWED HOUSING TYPES

House, Duplex, 3-4 plex,  
Conversion, ADU

*Up to 2.5 stories*

# CONSOLIDATE DISTRICTS **SCENARIO A** (proposed)

## EXISTING ZONES



## PROPOSED ZONES



Neighborhood  
High

## ALLOWED HOUSING TYPES

Townhouse, Medium-to-  
Large Multiplex

*Up to 4 stories*

# CONSOLIDATE DISTRICTS **SCENARIO B** (proposed)

## EXISTING ZONES



## PROPOSED ZONES



Neighborhood  
Low

## ALLOWED HOUSING TYPES

House, Duplex, 3-4 plex,  
Conversion, ADU

*Up to 2.5 stories*

# CONSOLIDATE DISTRICTS **SCENARIO B**

## EXISTING ZONES



## PROPOSED ZONES



## ALLOWED HOUSING TYPES

House, Duplex, 3-4 plex,  
Conversion, ADU  
*Up to 2.5 stories*

# CONSOLIDATE DISTRICTS **SCENARIO B** (proposed)

## EXISTING ZONES



## PROPOSED ZONES



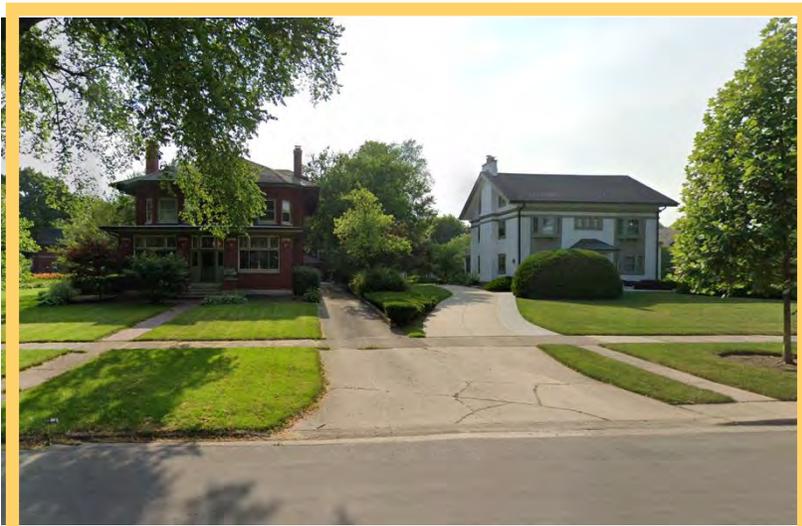
Neighborhood  
High

## ALLOWED HOUSING TYPES

Townhouse, Medium-to-  
Large Multiplex

*Up to 4 stories*

# CONSOLIDATED DISTRICTS (proposed)



**NEIGHBORHOOD LOW**

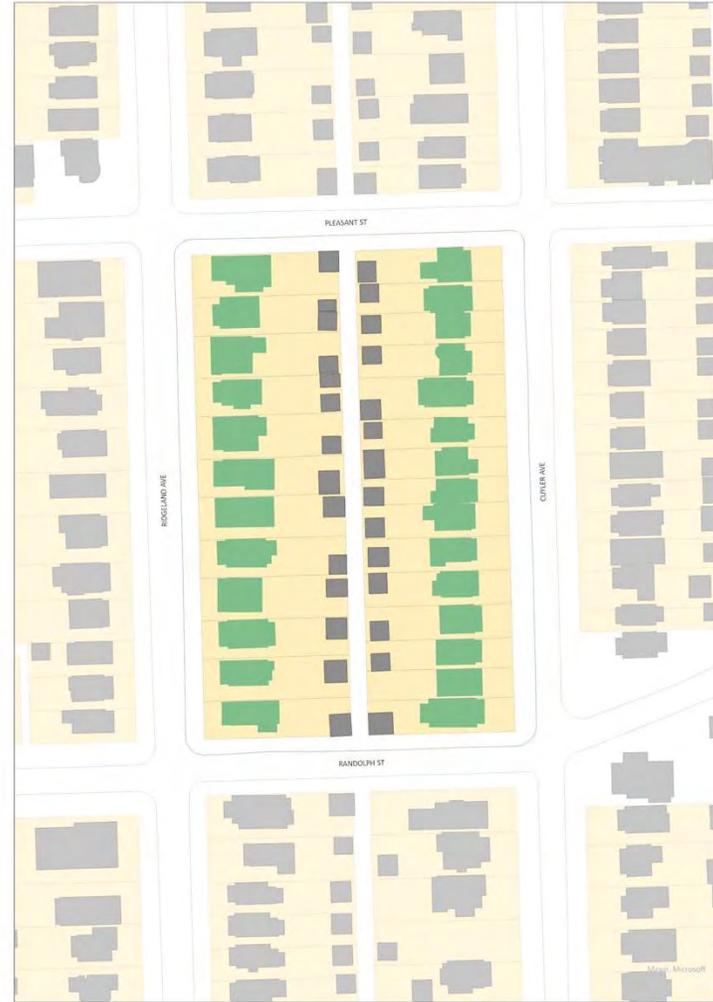
**NEIGHBORHOOD MEDIUM**

**NEIGHBORHOOD HIGH**

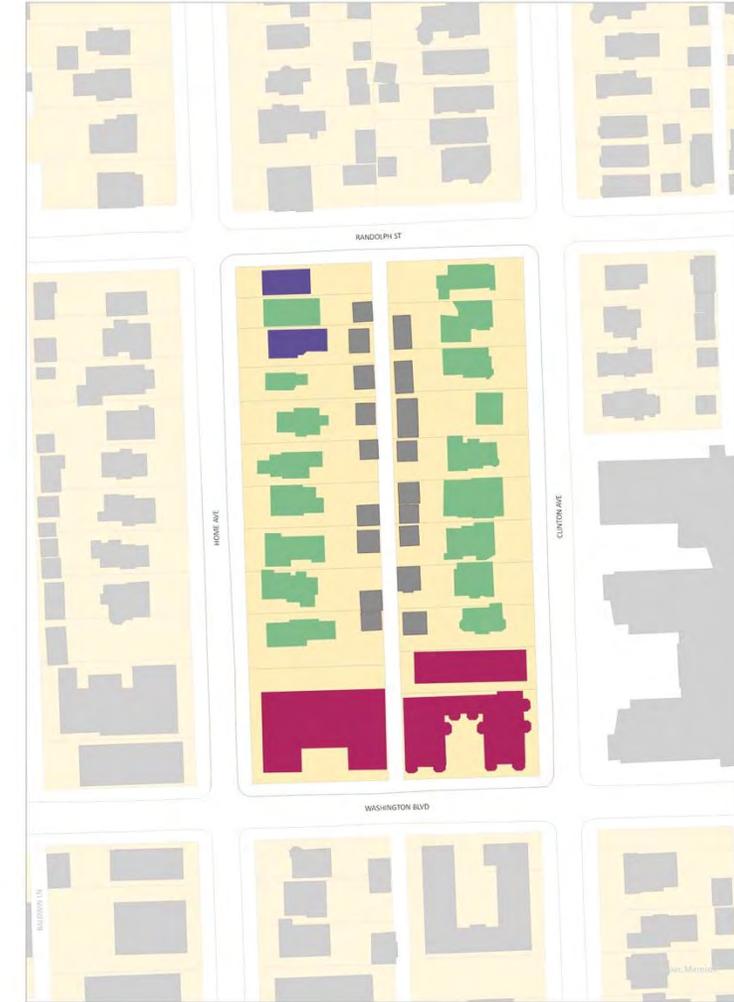
# CONSOLIDATED DISTRICTS (proposed)



NEIGHBORHOOD LOW

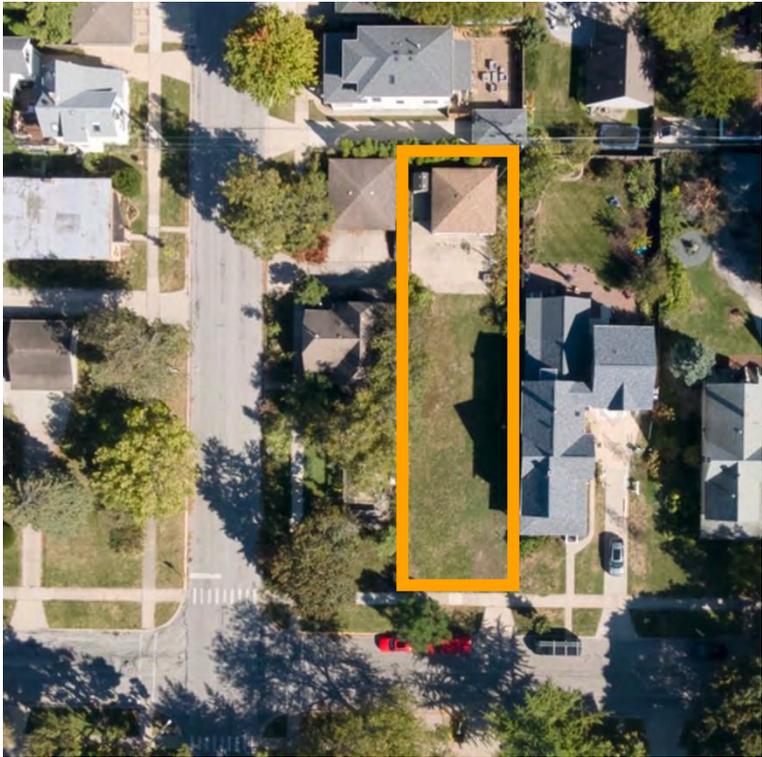


NEIGHBORHOOD MEDIUM



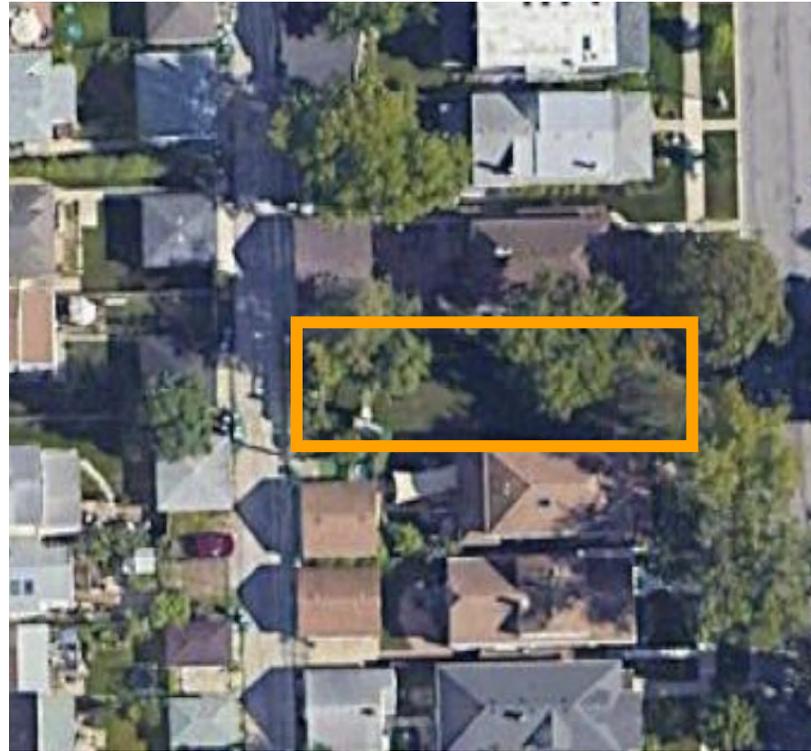
NEIGHBORHOOD HIGH

# SNAPSHOT OF OPPORTUNITY SITES



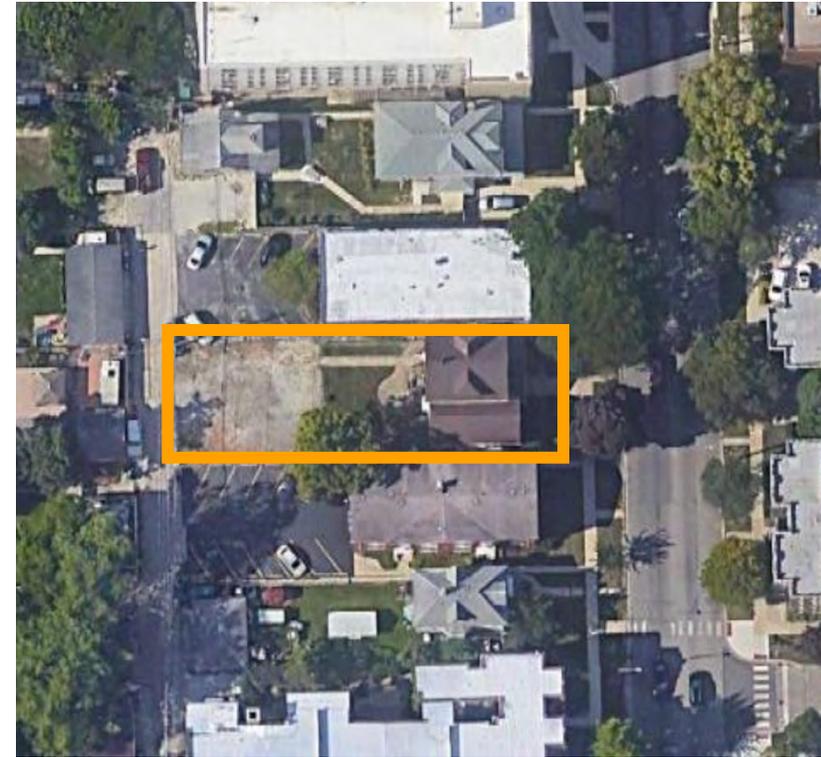
**40' WIDE LOT**

R-2



**35' WIDE LOT**

R-4



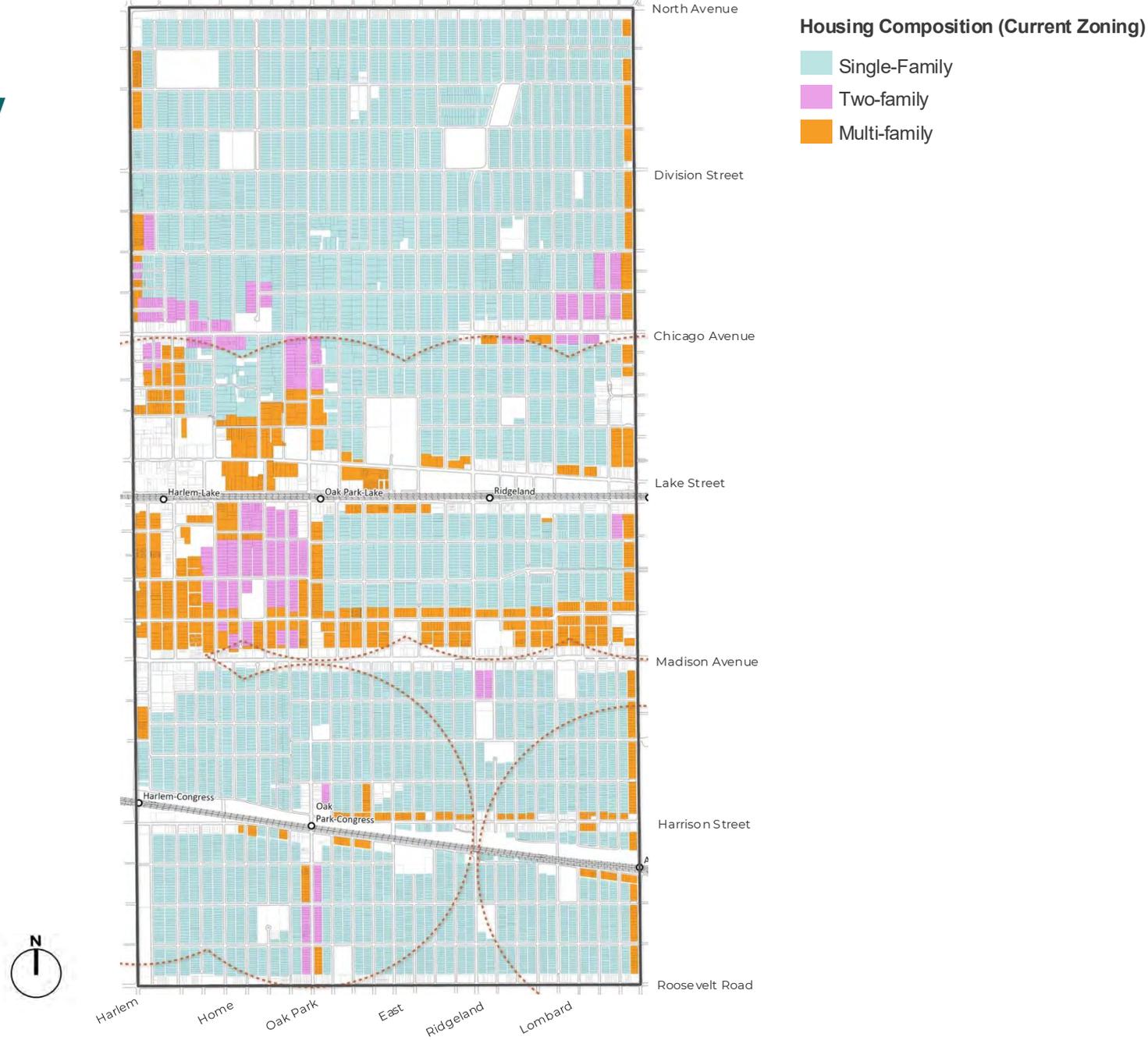
**50' WIDE LOT**

R-7

# EXISTING COMMERCIAL ZONING STANDARDS | Overview

| Existing Zoning District | GC  | NC  | HS  | NA  | RR-P  | MS        | DT  |
|--------------------------|--|--|--|--|--|--|--|
| Allowed Uses             | Non-Residential, Mixed-Use, Multi-Family<br>Townhouse (S)                            | Non-Residential, Mixed-Use, L/W Multi-Family<br>Townhouse (S)                        | Non-Residential, Mixed-Use, L/W Multi-Family<br>Multi-Family (S)                       | Non-Residential, Mixed-Use, L/W Multi-Family<br>Townhouse (S)                          | Non-Residential, Mixed-Use<br>Multi-family (S)<br>L/W (S)<br>Townhouse (S)               | Non-Residential, Mixed-Use<br>Multi-family (S)<br>L/W (S)<br>Townhouse (S)                   | Non-Residential, Mixed-Use   |
| <b>Bulk Standards</b>    |  |  |  |  |  |  |  |
| Min. Lot Area            | Non-Res: None<br>MU: 750 sf/du<br>MF: 1000 sf/du                                     | Non-Res: None<br>MU: 750 sf/du<br>MF: 1500 sf/du                                     | Non-Res: None<br>MU: None<br>MF: 1000 sf/du  | Non-Res: None<br>MU: 750 sf/du<br>MF: 1000 sf/du                                       | Non-Res: None<br>MU: 1000 sf/du<br>MF: 1000 sf/du  | Non-Res: None<br>MU: None<br>MF: 750 sf/du   | Non-Res: None<br>MU: None<br>MF: 750 sf/du   |
| Min. Building Height     | N/A  | N/A  | 20 ft  | N/A  | 20 ft  | 20 ft  | 20 ft  |
| Max. Building Height     | 45 ft  | 45 ft, allowed up to 55' if set back 1' for each 2' of building height               | 45 ft  | 45 ft  | MU: 50 ft, 4 stories<br>MF: 40 ft, 3 stories   | 50 ft  | See Height Map   |
| <b>Required Setbacks</b> |  |  |  |  |  |  |  |
| Min. Front               | 0' min.  | 0-5' BTZ   | MU: 0' BTL<br>MF: 0-5' min   | 0' min.  | Varies by Location<br>2.5 - 10' BTZ<br>Side Street:<br>0-5' BTZ                          | Varies by Location<br>Austin & OP: 0-5'<br>Harlem & OP: 3 - 5'<br>5 - 15' BTZ<br>0 - 15' BTZ | 0' BTL   |
| Min. Interior Side       | MU: 0-10' BTZ<br>MF: 5' min  | MU: 0-10' BTZ<br>MF: 5' min  | MU: 0-10' BTZ<br>MF: 5' min  | MU: 0-10' BTZ<br>MF: 5' min  | 0' min.  | MU: 0' BTL<br>MF: 0' min   | 0' BTL   |
| Min. Rear                | 10' if alley,<br>15' if no alley   | 10' if alley,<br>15' if no alley   | 10' if alley,<br>15' if no alley   | 10' if alley,<br>15' if no alley   | 0' , 20' for all residential floors  | 25' from lot line of adjoining lot   | 0' or 15' if abutting residential  |

# EXISTING SINGLE FAMILY / MULTI-FAMILY



# EXISTING ZONING STANDARDS | Density

| Existing Zoning District   | GC <span style="color: #e91e63;">●</span>        | NC <span style="color: #e91e63;">●</span>                              | HS <span style="color: #e91e63;">●</span>    | NA <span style="color: #e91e63;">●</span>        | RR-P <span style="color: #e91e63;">●</span>                             | MS <span style="color: #e91e63;">●</span>  | DT <span style="color: #e91e63;">●</span>  |
|--|--|--|--|--|---|--|--|
| Allowed Uses   | Non-Residential, Mixed-Use, Multi-Family         | Non-Residential, Mixed-Use, L/W Multi-Family                           | Non-Residential, Mixed-Use, L/W Multi-Family | Non-Residential, Mixed-Use, L/W Multi-Family     | Non-Residential, Mixed-Use  | Non-Residential, Mixed-Use   | Non-Residential, Mixed-Use                 |
|  | Townhouse (S)                                    | Townhouse (S)  | Multi-Family (S)                             | Townhouse (S)                                    | Multi-family (S)<br>L/W (S)<br>Townhouse (S)                            | Multi-family (S)<br>L/W (S)<br>Townhouse (S)   |  |
| <div style="background-color: #e91e63; color: white; padding: 5px; display: inline-block; border-radius: 5px;">Similar Uses</div> <span style="color: #e91e63; font-size: 24px; margin-left: 10px;">→</span> |  |  |  |  |   |  |  |
| Bulk Standards   |  |  |  |  |   |  |  |
| Min. Lot Area  | Non-Res: None<br>MU: 750 sf/du<br>MF: 1000 sf/du | Non-Res: None<br>MU: 750 sf/du<br>MF: 1500 sf/du                       | Non-Res: None<br>MU: None<br>MF: 1000 sf/du  | Non-Res: None<br>MU: 750 sf/du<br>MF: 1000 sf/du | Non-Res: None<br>MU: 1000 sf/du<br>MF: 1000 sf/du                       | Non-Res: None<br>MU: None<br>MF: 750 sf/du   | Non-Res: None<br>MU: None<br>MF: 750 sf/du |
| Min. Building Height   | N/A  | N/A  | 20 ft  | N/A  | 20 ft   | 20 ft  | 20 ft                                      |
| Max. Building Height   | 45 ft  | 45 ft, allowed up to 55' if set back 1' for each 2' of building height | 45 ft  | 45 ft  | MU: 50 ft, 4 stories<br>MF: 40 ft, 3 stories                            | 50 ft  | See Height Map                             |
| Required Setbacks  |  |  |  |  |   |  |  |
| Min. Front   | 0' min.  | 0-5' BTZ   | MU: 0' BTL<br>MF: 0-5' min                   | 0' min.  | Varies by Location<br><br>2.5 - 10' BTZ<br><br>Side Street:<br>0-5' BTZ | Varies by Location<br><br>Austin & OP: 0-5'<br>Harlem & OP: 3 - 5'<br>5 - 15' BTZ<br>0 - 15' BTZ | 0' BTL                                     |
| Min. Interior Side   | MU: 0-10' BTZ<br>MF: 5' min                      | MU: 0-10' BTZ<br>MF: 5' min  | MU: 0-10' BTZ<br>MF: 5' min                  | MU: 0-10' BTZ<br>MF: 5' min                      | 0' min.   | MU: 0' BTL<br>MF: 0' min   | 0' BTL                                     |
| Min. Rear  | 10' if alley,<br>15' if no alley                 | 10' if alley,<br>15' if no alley                                       | 10' if alley,<br>15' if no alley             | 10' if alley,<br>15' if no alley                 | 0' , 20' for all residential floors                                     | 25' from lot line of adjoining lot   | 0' or 15' if abutting residential          |

# RESIDENTIAL TEST FITS

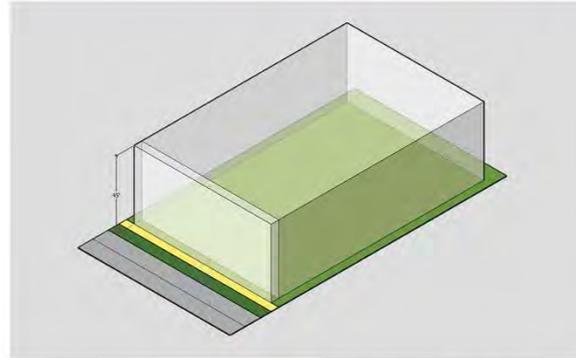
## Corridor #1 (Low)

100' x 150'

Min. Lot Area standard was **limiting factor** – not allowing for feasible or attainable outcomes.

### Allowed Building Envelope

Setbacks, Height & Lot Coverage



The extent of the building's exterior walls and roof

#### Setbacks, Height & Lot Coverage

|                      |                     |
|----------------------|---------------------|
| Lot Area             | 15,000 sf           |
| Front Setback (min.) | Build-to zone 0'-5' |
| Side Setbacks (min.) | 5 ft                |
| Rear Setback (min.)  | 10 ft               |
| Height (max.)        | 45'                 |
| Lot Coverage (max.)  | 100%                |

#### Parking

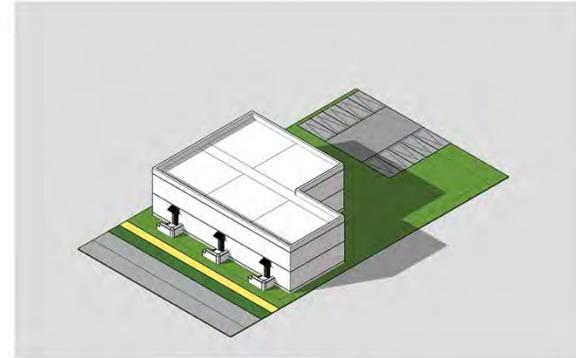
Spaces Required (min.) 1 / DU

#### Density

Units Allowed 10 Units  
(29 DU/acre)

### Existing Yield

Maximum Development Per Existing Standards



Multi-family Building

#### Building Form

|              |           |
|--------------|-----------|
| Footprint    | 4,950 sf  |
| Height       | 2 stories |
| Lot Coverage | 33%       |

#### Parking

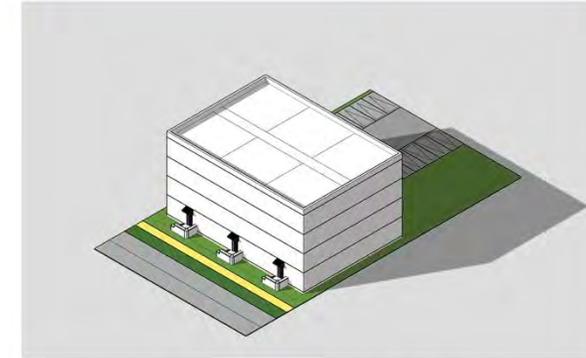
Spaces Provided 1 / DU

#### Density

|                 |               |
|-----------------|---------------|
| Number of Units | 10            |
| Unit Size       | 842 sf        |
| Density         | 29.04 DU/acre |

### Proposed Yield

Middle Housing



Missing Middle Housing Type: Large Multiplex

#### Building Form

|              |           |
|--------------|-----------|
| Footprint    | 5,850 sf  |
| Height       | 4 stories |
| Lot Coverage | 39%       |

#### Parking

Spaces Provided 0.6 / DU

#### Density

|                 |              |
|-----------------|--------------|
| Number of Units | 24           |
| Unit Size       | 828.75 sf    |
| Density         | 69.7 DU/acre |

# RESIDENTIAL TEST FITS

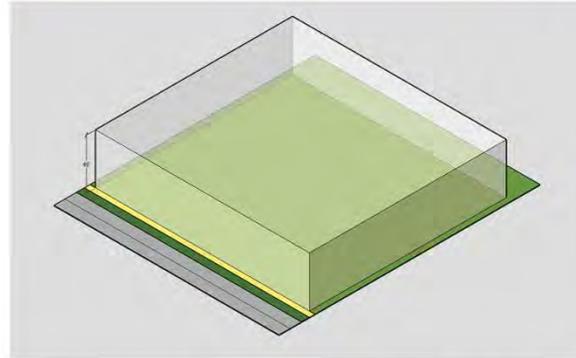
## Corridor 2 (High)

200' x 200'

Density limits are not providing **predictable** or **feasible** outcomes.

### Allowed Building Envelope

Setbacks, Height & Lot Coverage



The extent of the building's exterior walls and roof

#### Setbacks, Height & Lot Coverage

|                      |                              |
|----------------------|------------------------------|
| Lot Area             | 40,000 sf                    |
| Front Setback (min.) | 0 ft                         |
| Side Setbacks (min.) | 5 ft                         |
| Rear Setback (min.)  | 10' (alley) / 15' (no alley) |
| Height (max.)        | 50' (MS) 45' (NA)            |
| Lot Coverage (max.)  | 100%                         |

#### Parking

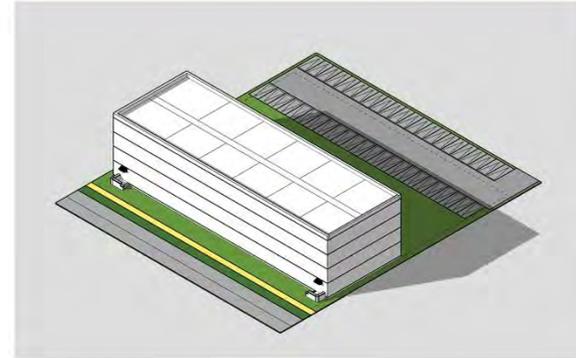
Spaces Required (min.) 1 / DU

#### Density

Units Allowed 53 Units  
(58 DU/acre)

### Existing Yield

Maximum Development Per Existing Standards



Multi-family Building

#### Building Form

|              |           |
|--------------|-----------|
| Footprint    | 12,350 sf |
| Height       | 4 stories |
| Lot Coverage | 31%       |

#### Parking

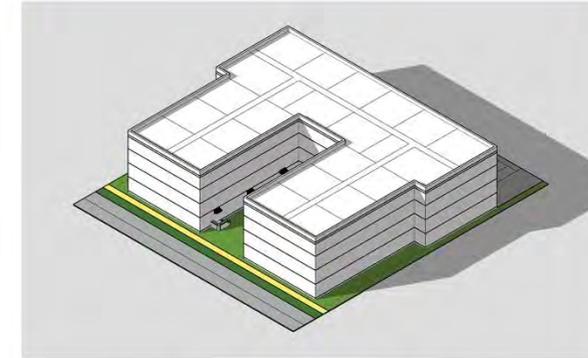
Spaces Provided 1 / DU

#### Density

|                 |            |
|-----------------|------------|
| Number of Units | 48         |
| Unit Size       | 875 sf     |
| Density         | 52 DU/acre |

### Proposed Yield

Middle Housing



Missing Middle Housing Type: Courtyard Building

#### Building Form

|              |           |
|--------------|-----------|
| Footprint    | 24,050 sf |
| Height       | 4 stories |
| Lot Coverage | 60%       |

#### Parking

Spaces Provided .5 / DU

#### Density

|                 |            |
|-----------------|------------|
| Number of Units | 80         |
| Unit Size       | 930 sf     |
| Density         | 87 DU/acre |

# EXISTING ZONING STANDARDS | Similar Standards

| Existing Zoning District | GC  | NC  | HS  | NA  | RR-P  | MS        | DT  |
|--------------------------|--|--|--|--|--|--|--|
| Allowed Uses             | Non-Residential, Mixed-Use, Multi-Family<br>Townhouse (S)                            | Non-Residential, Mixed-Use, L/W Multi-Family<br>Townhouse (S)                        | Non-Residential, Mixed-Use, L/W Multi-Family<br>Multi-Family (S)                       | Non-Residential, Mixed-Use, L/W Multi-Family<br>Townhouse (S)                          | Non-Residential, Mixed-Use<br>Multi-family (S)<br>L/W (S)<br>Townhouse (S)               | Non-Residential, Mixed-Use<br>Multi-family (S)<br>L/W (S)<br>Townhouse (S)                   | Non-Residential, Mixed-Use   |
| <b>Bulk Standards</b>    |  |  |  |  |  |  |  |
| Min. Lot Area            | Non-Res: None<br>MU: 750 sf/du<br>MF: 1000 sf/du                                     | Non-Res: None<br>MU: 750 sf/du<br>MF: 1500 sf/du                                     | Non-Res: None<br>MU: None<br>MF: 1000 sf/du  | Non-Res: None<br>MU: 750 sf/du<br>MF: 1000 sf/du                                       | Non-Res: None<br>MU: 1000 sf/du<br>MF: 1000 sf/du  | Non-Res: None<br>MU: None<br>MF: 750 sf/du   | Non-Res: None<br>MU: None<br>MF: 750 sf/du   |
| Min. Building Height     | N/A  | N/A  | 20 ft  | N/A  | 20 ft  | 20 ft  | 20 ft  |
| Max. Building Height     | 45 ft  | 45 ft, allowed up to 55' if set back 1' for each 2' of building height               | 45 ft  | 45 ft  | MU: 50 ft, 4 stories<br>MF: 40 ft, 3 stories   | 50 ft  | See Height Map   |
| <b>Required Setbacks</b> |  |  |  |  |  |  |  |
| Min. Front               | 0' min.  | 0-5' BTZ   | MU: 0' BTL<br>MF: 0-5' min   | 0' min.  | Varies by Location<br>2.5 - 10' BTZ<br>Side Street:<br>0-5' BTZ                          | Varies by Location<br>Austin & OP: 0-5'<br>Harlem & OP: 3 - 5'<br>5 - 15' BTZ<br>0 - 15' BTZ | 0' BTL   |
| Min. Interior Side       | MU: 0-10' BTZ<br>MF: 5' min  | MU: 0-10' BTZ<br>MF: 5' min  | MU: 0-10' BTZ<br>MF: 5' min  | MU: 0-10' BTZ<br>MF: 5' min  | 0' min.  | MU: 0' BTL<br>MF: 0' min   | 0' BTL   |
| Min. Rear                | 10' if alley,<br>15' if no alley   | 10' if alley,<br>15' if no alley   | 10' if alley,<br>15' if no alley   | 10' if alley,<br>15' if no alley   | 0' , 20' for all residential floors  | 25' from lot line of adjoining lot   | 0' or 15' if abutting residential  |



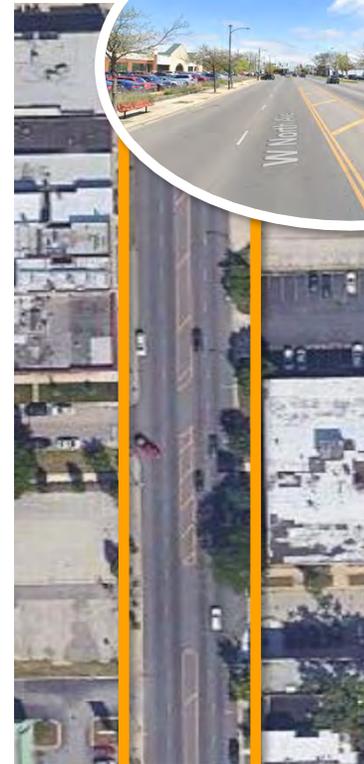
# STREET WIDTH MOST IMPORTANT



**66' ROW**  
HARRISON  
STREET



**80' ROW**  
NEIGHBORHOOD  
CENTER



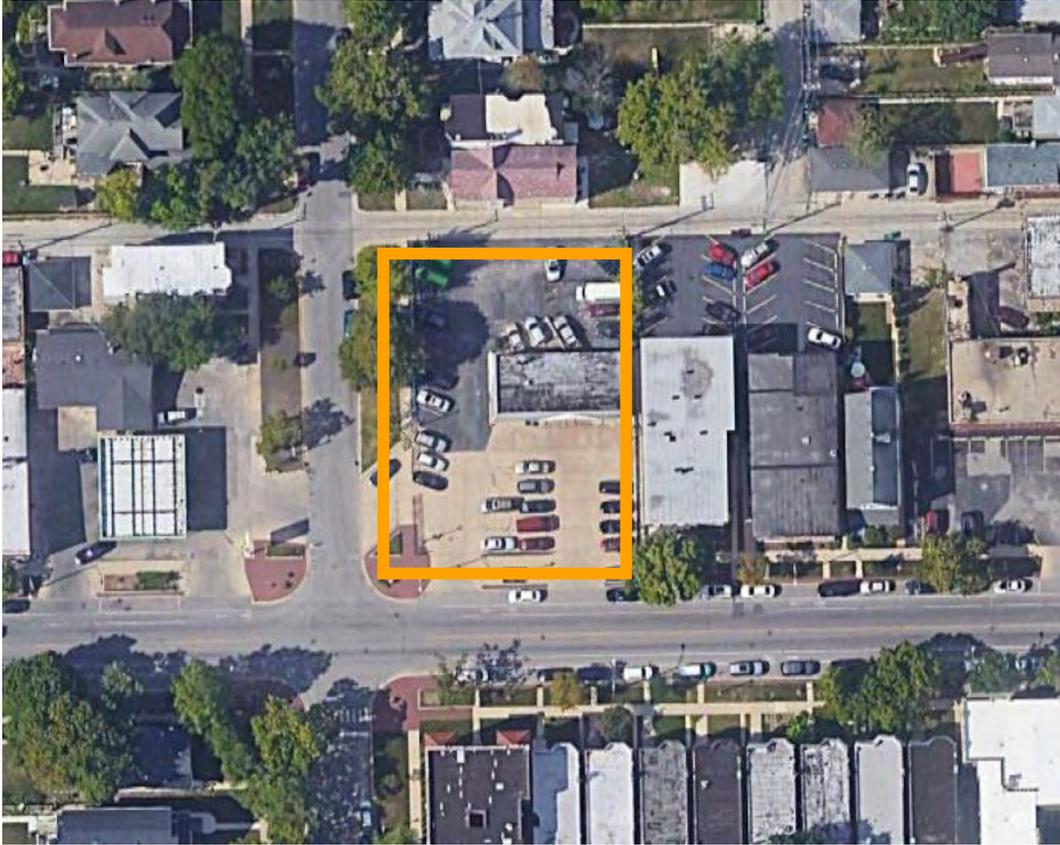
**100' ROW**  
NORTH  
AVENUE



**115' ROW**  
MADISON  
STREET

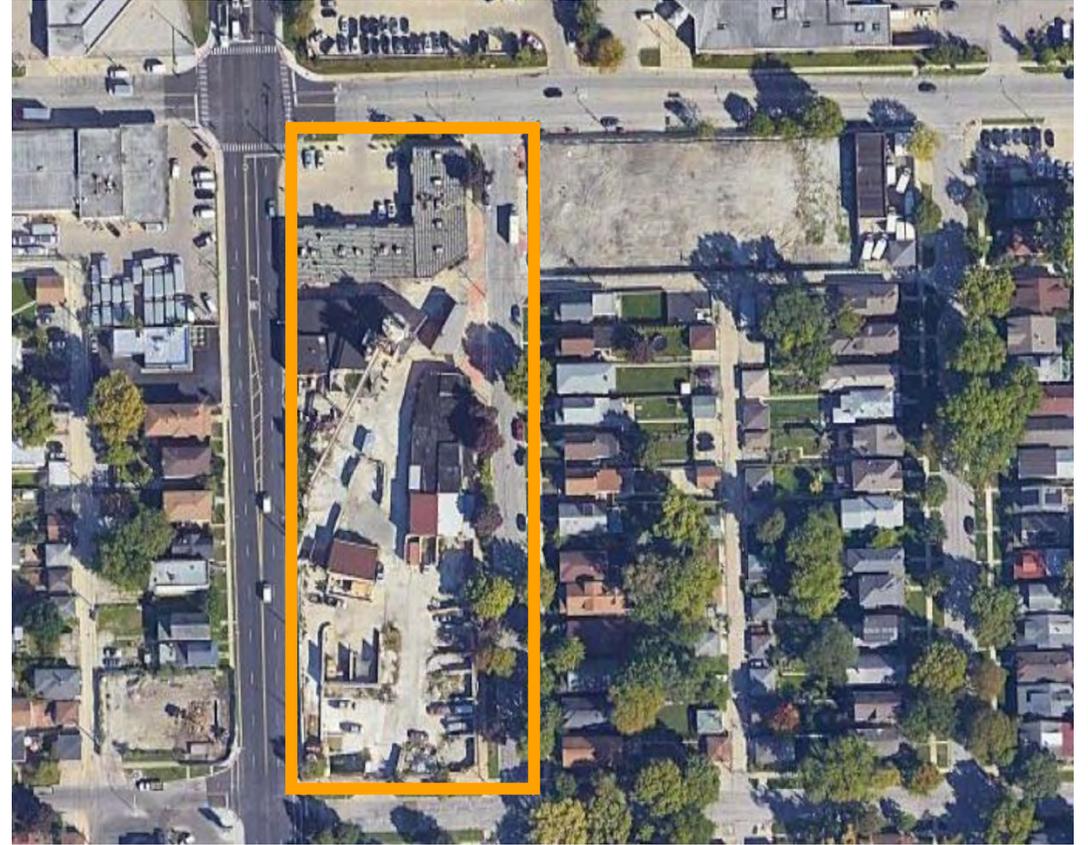


# SNAPSHOT OF OPPORTUNITY SITES



**100' WIDE LOT**

Neighborhood Commercial (NC)

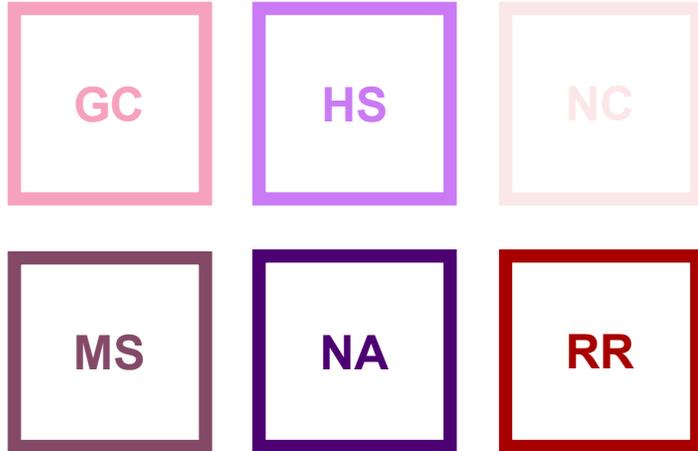


**2.29 Acres**

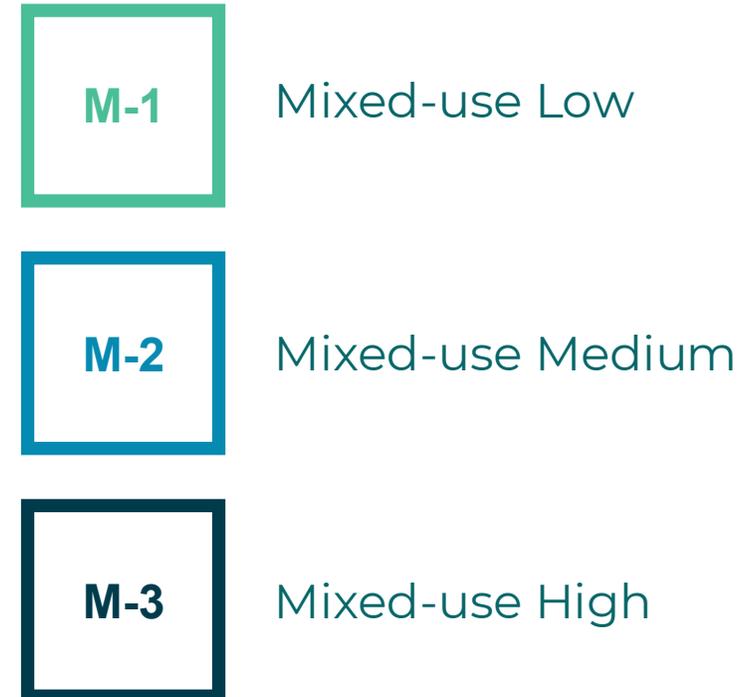
General Commercial (GC)

# CONSOLIDATE DISTRICTS **COMMERCIAL** (proposed)

## EXISTING ZONES



## PROPOSED ZONES



# CONSOLIDATE DISTRICTS **COMMERCIAL** (proposed)

## EXISTING ZONES



Harrison  
Street



Neighborhood  
Center



## PROPOSED ZONES



Mixed-use  
Low

## ALLOWED HOUSING TYPES

Multi-unit, Live-Work,  
Mixed-use

*Up to 4 stories*

# CONSOLIDATE DISTRICTS **COMMERCIAL** (proposed)

## EXISTING ZONES



North  
Avenue



Roosevelt  
Road



## PROPOSED ZONES



Mixed-use  
Medium

## ALLOWED HOUSING TYPES

Multi-unit + Mixed-use

*Up to 5 stories*

# CONSOLIDATE DISTRICTS **COMMERCIAL** (proposed)

## EXISTING ZONES



General  
Commercial



Madison  
Street



## PROPOSED ZONES



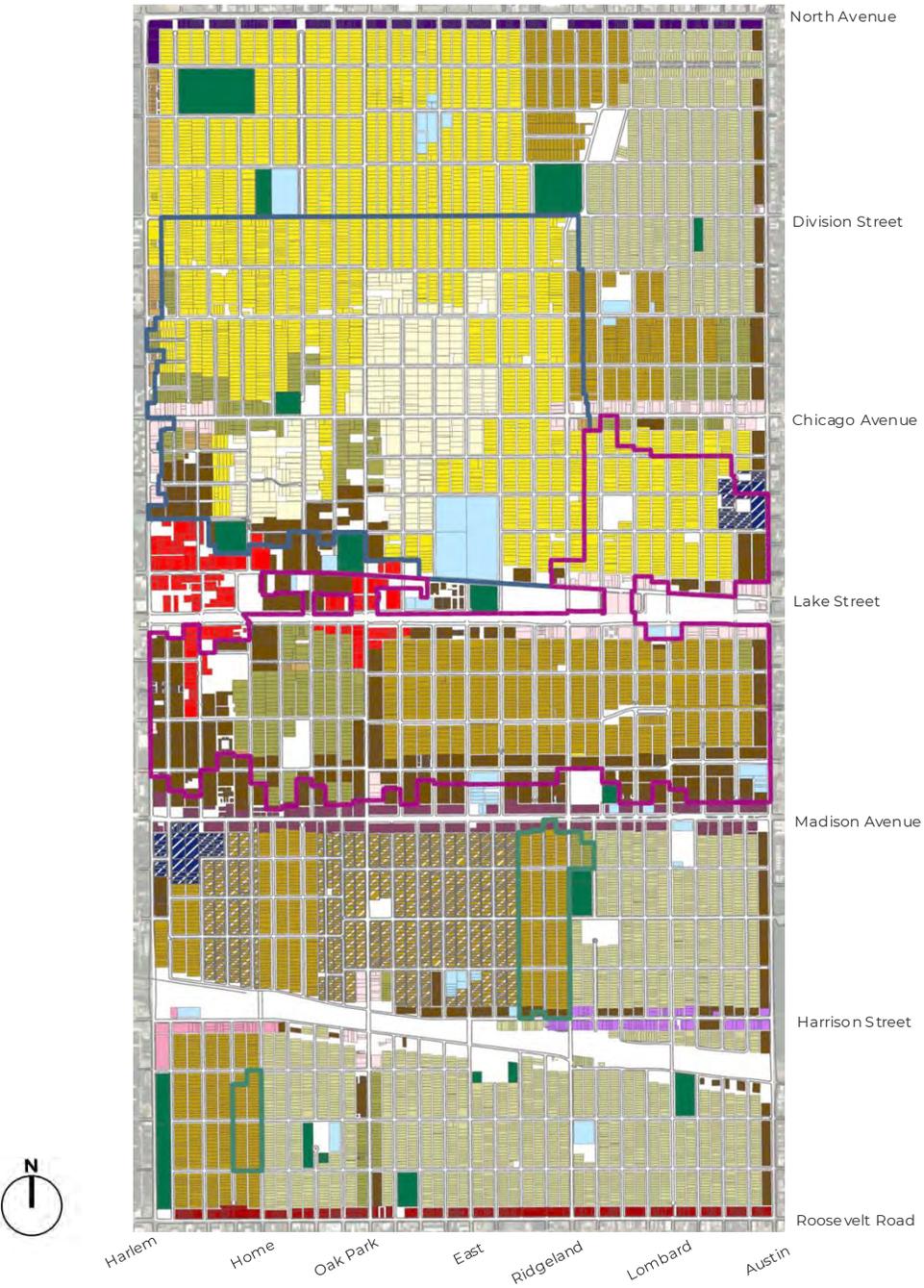
Mixed-use  
High

## ALLOWED HOUSING TYPES

Multi-unit + Mixed-use

*Up to 6 stories*

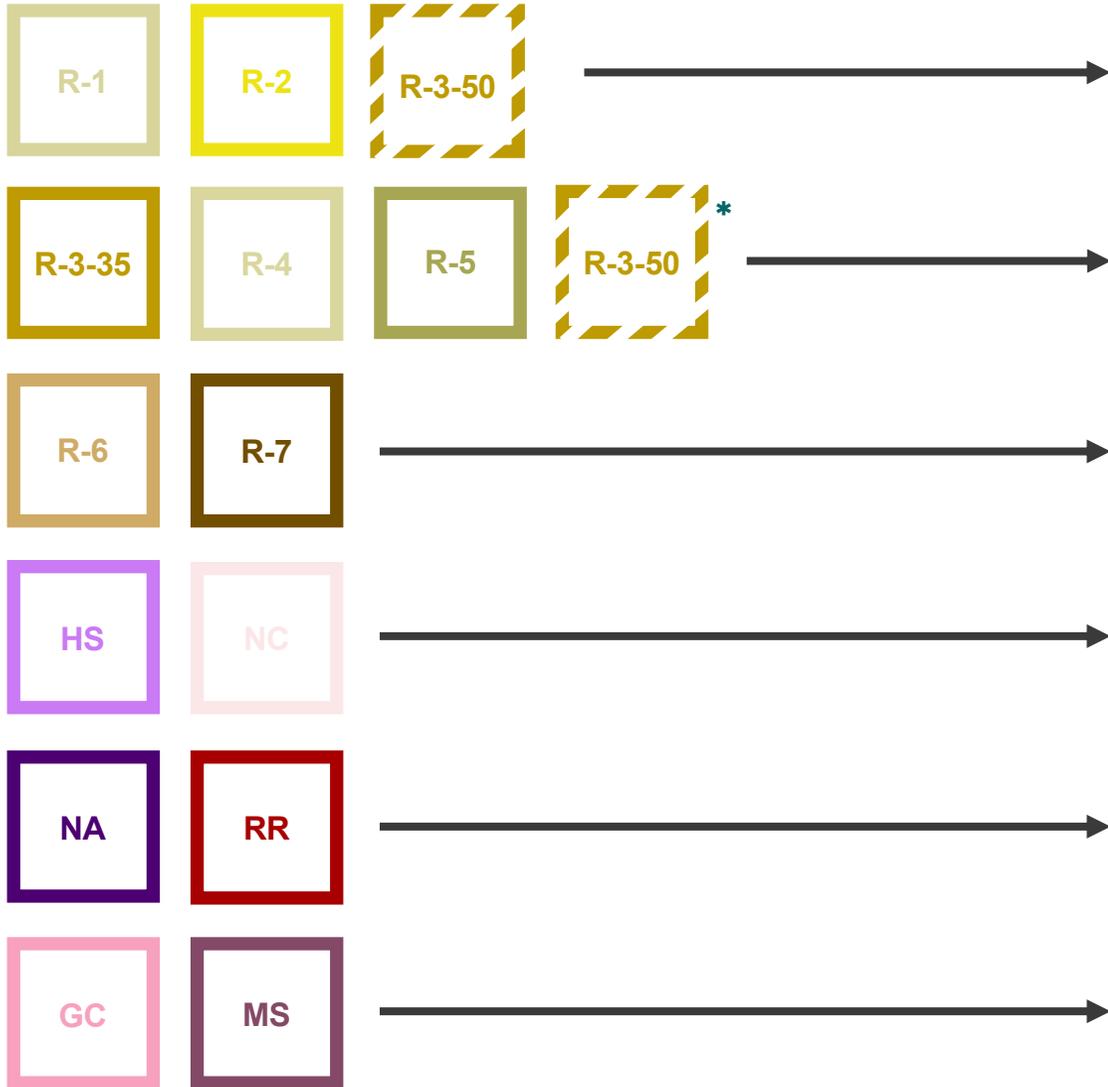
# CURRENT ZONING MAP



| MUT |                            |  |                       |
|-----|----------------------------|--|-----------------------|
|     | R-1 Single Family          |  | R-3-50 Single Family  |
|     | R-2 Single Family          |  | R-4 Single Family     |
|     | R-3-35 Single Family       |  | R-5 Two-Family        |
|     | R-6 Multi-Family           |  | GC General Commercial |
|     | R-7 Multi-Family           |  | HS Harrison Street    |
|     | NC Neighborhood Commercial |  | MS Madison Street     |
|     | NA North Avenue            |  | H Hospital            |
|     | RR Roosevelt Road          |  | OS Open Space         |
|     | DT Downtown                |  | I Institutional       |

# FRAMEWORK SUMMARY **SCENARIO A** (proposed)

EXISTING ZONES



PROPOSED ZONES



\*Areas mapped R-3-50 located in designated transit areas should be upzoned to N-2.

# FRAMEWORK SUMMARY **SCENARIO B** (proposed)

EXISTING ZONES

R-1

R-2

R-6

HS

NA

GC

R-3-35

R-7

NC

RR

MS

R-3-50

R-4

R-5

PROPOSED ZONES

N-1

N-2

N-3

M-1

M-2

M-3

Neighborhood  
Low

Neighborhood  
Medium

Neighborhood  
High

Mixed-use  
Low

Mixed-use  
Medium

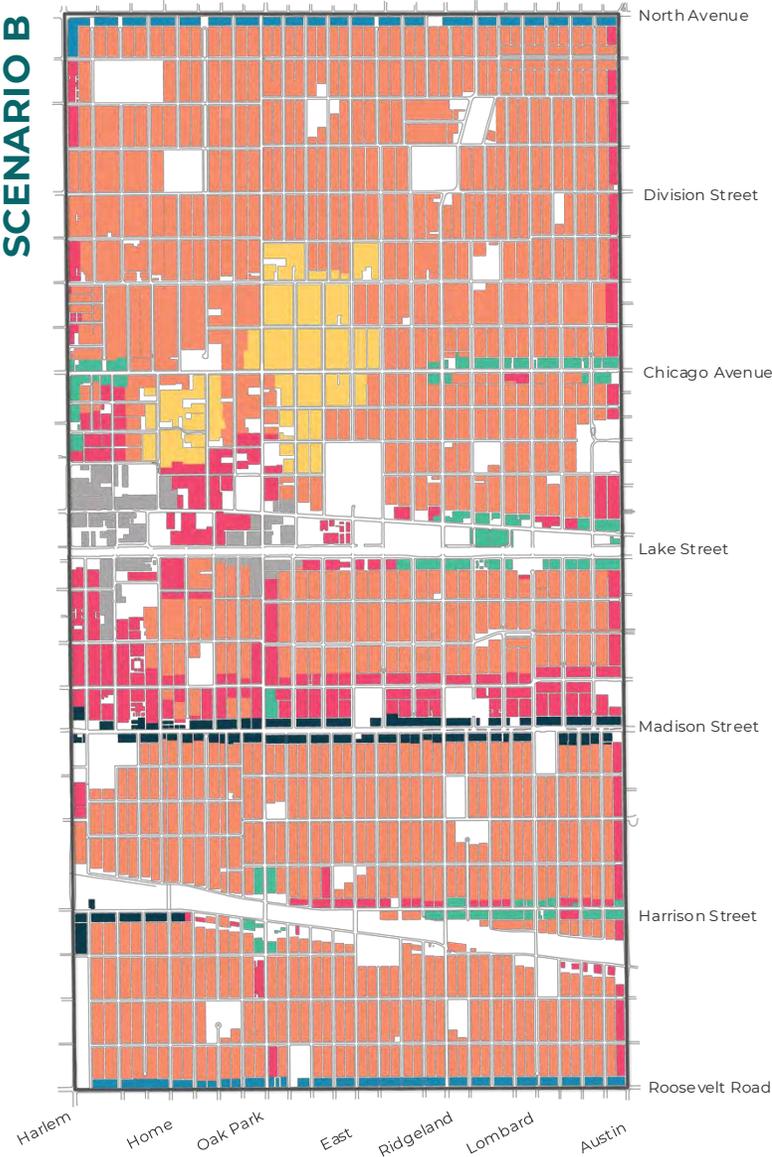
Mixed-use  
High

# ZONING SCENARIOS (proposed)

**SCENARIO A**



**SCENARIO B**



**NOTE:** These maps & associated frameworks will be updated based on ongoing feedback from the community, steering committee and Village Staff.

- Grey: Downtown
- Dark Blue: M-3 Mixed-use High
- Blue: M-2 Mixed-use Medium
- Green: M-1 Mixed-use Low
- Red: N-3 Neighborhood High
- Orange: N-2 Neighborhood Medium
- Yellow: N-1 Neighborhood Low

# ZONING SCENARIOS (proposed)



*This map showcases recent feedback (RE: North Avenue) from the Steering Committee and Village Staff (February 10 – Steering Committee Meeting No. 3).*

**NOTE:** These maps & associated frameworks will be updated based on ongoing feedback from the community, steering committee and Village Staff.

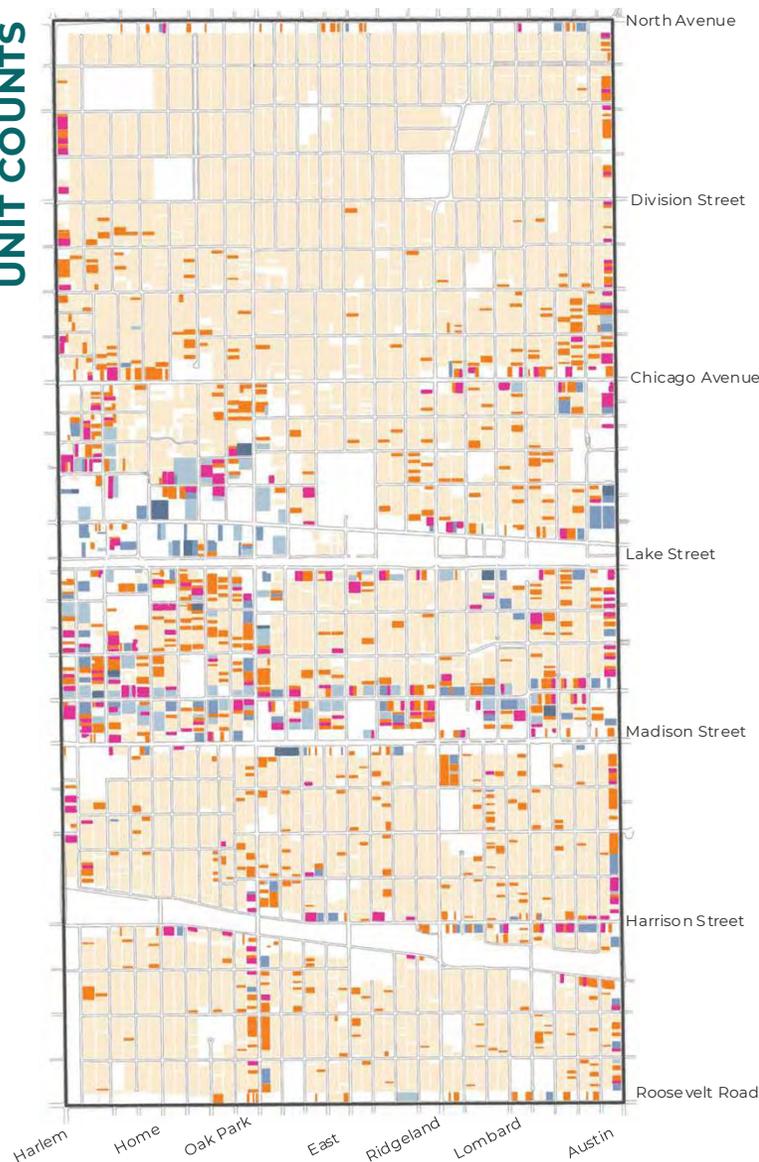


# ZONING SCENARIOS REFERENCE

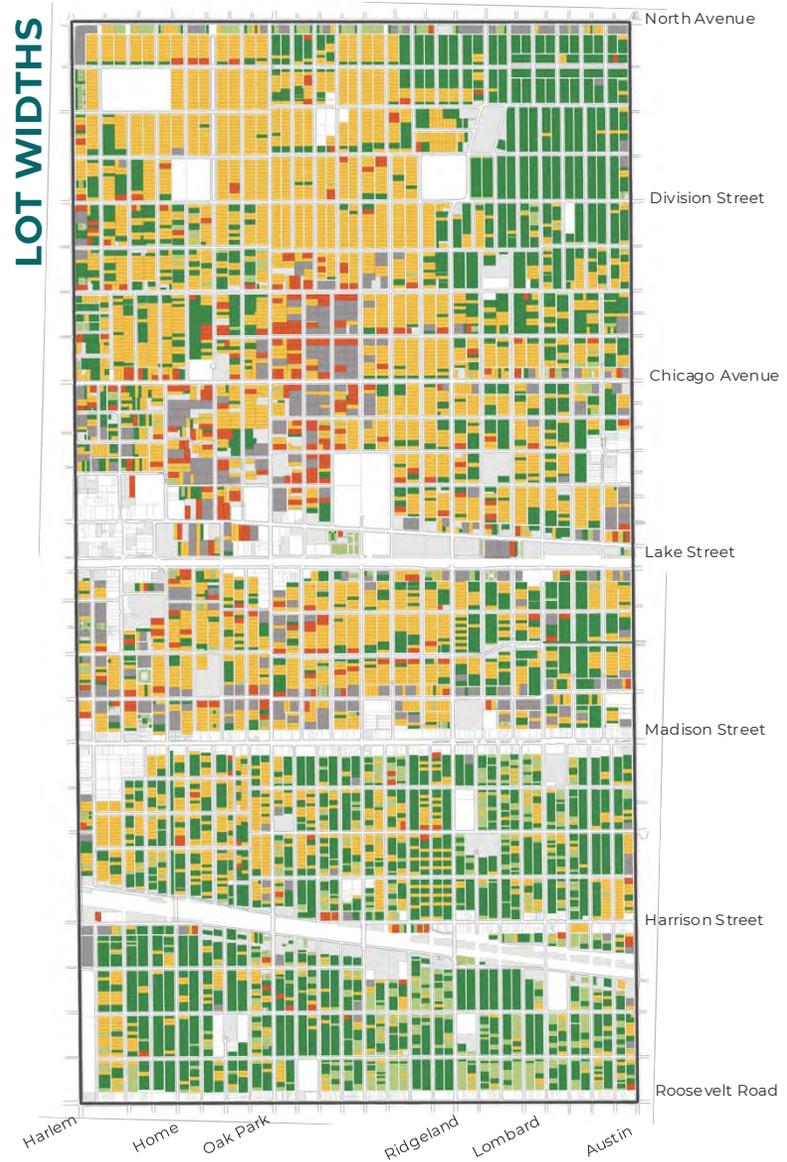
EXISTING ZONING



UNIT COUNTS



LOT WIDTHS



# KEY QUESTIONS

**Which permitted building types should be allowed in the proposed residential zones?**

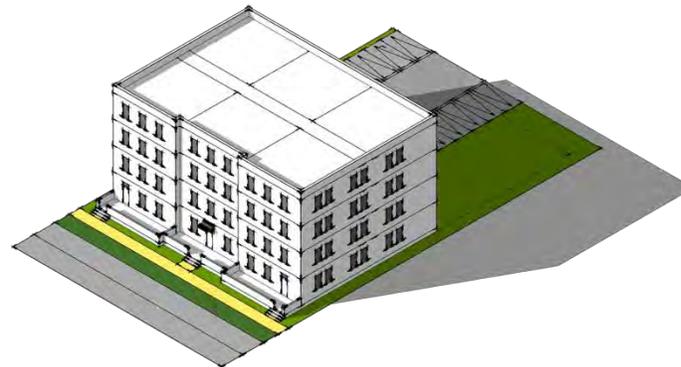
**How should building heights be adjusted in the proposed Mixed-Use zones?**

**Which map feels more equitable?**

**Which map best aligns with existing conditions maps (unit types, lot widths)?**

**Should any areas be changed?**

- Increase areas near transit or neighborhood centers?
- Decrease areas further away?





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