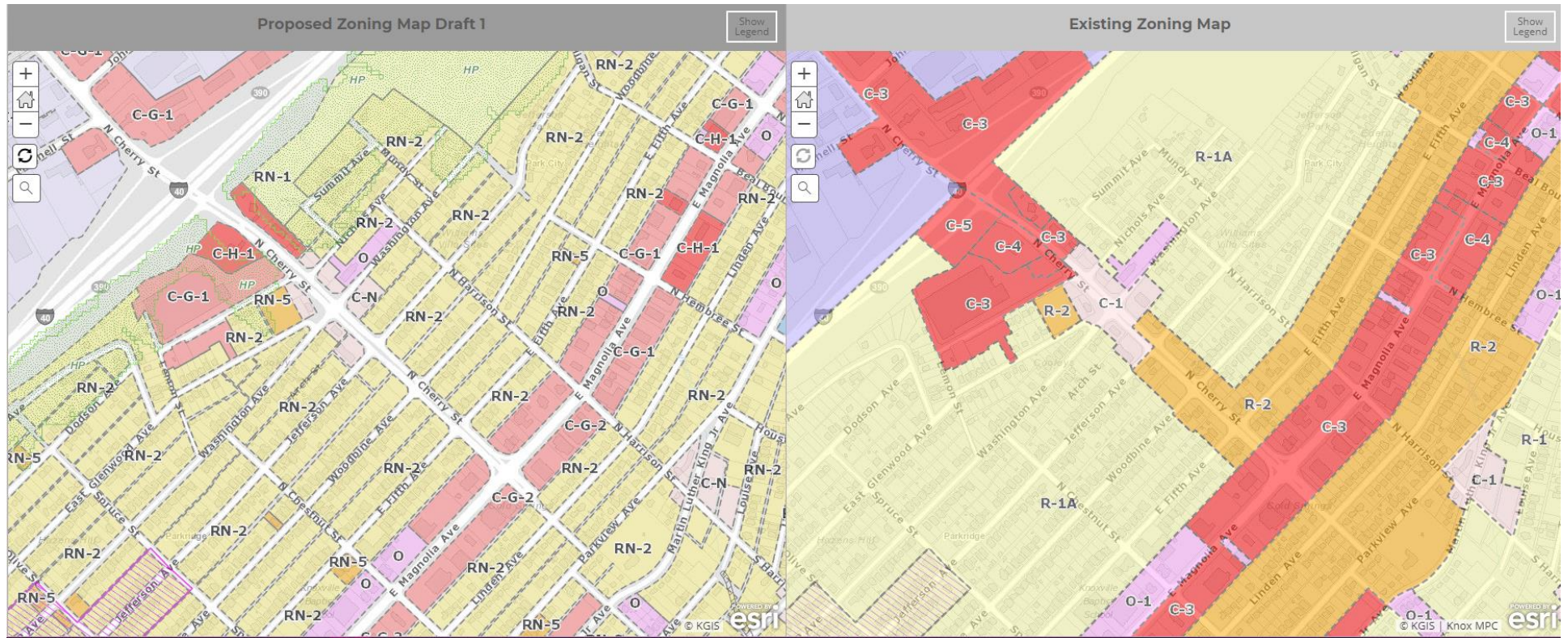


Magnolia and Cherry Street area – just one example of current R-2 downzoning to proposed Recode RN-2 zone



Orange area proposed Recode zoning RN-2:

Permitted uses = Single Family
 Special use = Two-Family

Orange area current zoning R-2:

Permitted uses = Single Family, Two-Family
 Multi-Dwelling

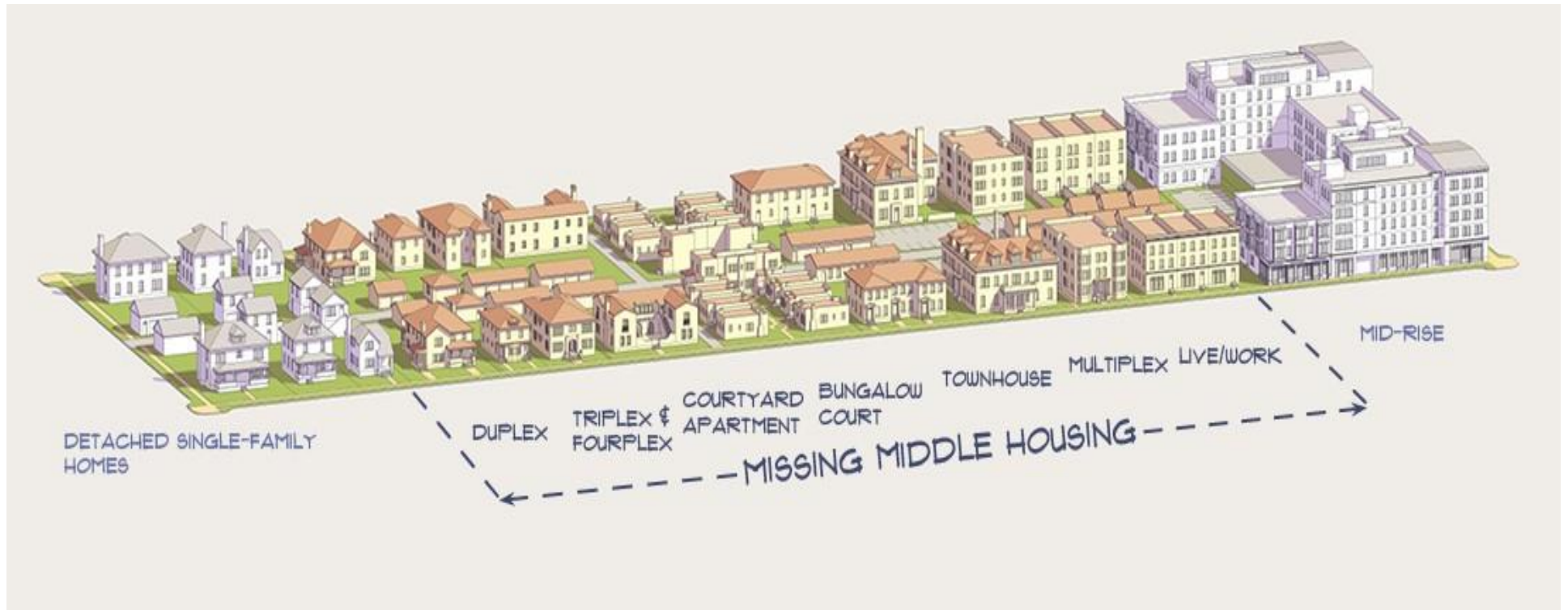
Proposed zoning issue: Where did the 'orange' go?

Proposed zoning solution: Change current R-2 to proposed RN-5 to keep current permitted uses intact, because proposed RN-5 zoning includes all of the current R-2 permitted uses: RN-5 permitted uses = Single Family, Two-family, Multi-Family, Townhouse

Policy considerations: Projected population growth will necessitate even- or up-zoning of residential areas along corridors. This is in line with Recode section 1.2 Purpose statements – promote economic development that balances the needs of current and future economy; utilize existing infrastructure and resources. Also, downzoning current R-2 to proposed RN-2 reduces options for medium density redevelopment and thus reduces potential property values (bad for the current owner because it reduces the future value of the property and bad for the city because it will reduce potential increases in property tax base... fewer units = fewer parcels from which to collect property tax revenue... not good for a built-out city). These 'middle density' zones are important to provide a mid-range of owner/rental housing prices and to serve as a physical transition from lower density SF neighborhoods and high density MF developments.

More housing = Less Displacement: With the public investment into the Magnolia corridor, and with that area's lower property costs and proximity to up-and-coming areas, the Magnolia area will become one of the next 'hot' markets. Without adding in the 'orange' displacement of current residents will occur. By adding in opportunity for mid-high density areas appropriately along corridors, as a transition to single-family neighborhoods, there will be housing available for existing residents and new ones; displacement will be minimized.

Missing Middle Housing examples:



www.missingmiddlehousing.com





Duplex



A small- to medium-sized structure that consists of two dwelling units, one next to the other, both of which face and are entered from the street.

DETACHED SINGLE-FAMILY HOMES

DUPLEX

TRIPLEX & FOURPLEX

COURTYARD APARTMENT

BUNGALOW COURT

TOWNHOUSE

MULTIPLEX

LIVE/WORK

MID-RISE

MISSING MIDDLE HOUSING

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Live/Work



A small to medium attached or detached structure consisting of one dwelling unit above or behind a flexible ground floor space for residential, service, or retail uses. Both the primary ground-floor flex space and the second unit are owned by one entity.

Courtyard Apartment



A medium to large structure consisting of multiple side-by-side and/or stacked dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or up to three units may share a common entry.

Bungalow Court



This type consists of a series of small, detached structures, providing multiple units arranged around a shared court. The shared court takes the place of a private rear yard and is an important community-enhancing element.

Townhouse



A small to medium structure, consisting of usually two to eight attached single family homes placed side by side.

Multiplex



A medium structure that consists of five to 10 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front.

Triplex or Fourplex



A medium structure that consists of three or four units: typically two on the ground floor and two above with a shared entry.