

# Residential Design Standards

## APPLICABILITY

USE	APPLICABLE REGULATIONS
<b>RESIDENTIAL</b>	
Multi-Family Dwelling, over 4 units on a single lot	§ 128-30.3 to 30.10 and § 128-30.12
Mixed Residential Development	§ 128-30.11
Multi-Family Development	§ 128-30.8 and § 128-30.11
Infill Residential Development, new construction	§ 128-30.12
Residential Dwelling, by conversion to increase number of units	§ 128-30.12
Single-family Dwelling, not included in a Mixed Residential Development	No Additional Regulations

### DEVELOPMENT TYPES DEFINED...

**MIXED RESIDENTIAL DEVELOPMENT**

- Developments including at least two differing residential densities (single-, two-, or multi-family)

**MULTI-FAMILY DEVELOPMENT**

- Developments including two or more multi-family structures.

**INFILL DEVELOPMENT**

- Any two- or multi-family dwelling on a single lot abutting and/or situated across from an existing single-family dwelling.

## Comprehensive Plan Context

**HOUSING | GOAL 4 - Establish flexibility for a mix and diversity of housing types, ownership options, rental options, and price points.**

This goal, among others, was established in response to advancing housing affordability, demand for smaller more manageable homes to serve an aging population, and minimize environmental impacts associated with residential development.

The “missing middle” refers to a range of residential dwellings with multiple units, such as two-family and three-family dwelling units that fall between single-family homes and larger multi-family dwellings. These “middle” density dwellings were common in the early 20th century, often found in walkable neighborhoods alongside single-family homes.



This type of housing is considered “missing” because traditional zoning regulations implemented by towns in the mid- to late-20th century typically excluded them.

Its absence has contributed to a shortage of diverse and affordable housing options in communities of all sizes. Modern land use regulations ensure compatibility of “missing middle” units with existing neighborhoods through context sensitive design regulations.

## KEY COMPONENTS

- Allows for variety of housing types in all residential districts.
- Two Family+ allowed through site plan review or special use permit depending on the zoning district.
- Requires a gradual transition in density or landscaped buffer where proposed mixed density and multi-family developments abut existing single-family neighborhoods.
- Design elements addressed include consistency of setbacks, building heights, and massing, in addition to architectural details with similar proportions.
- Establishes design criteria for infill residential development to ensure compatibility with existing neighborhoods.

## DENSITY TRANSITION TREATMENTS

FIGURE 30.14 - Mixed Residential Development Density Transition Example (Nall Hills – Overland Park, KS)



FIGURE 30.15 - Mixed Residential Development Buffer Example (Erie Station Village – Henrietta, NY)



FIGURE 30.18 Examples of Two- and Multi-Family Dwellings following Single-Family Dwelling Design



FIGURE 30.16 Building Placement, Massing, & Design (Infill Design Toolkit – Portland, OR)

