



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

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 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

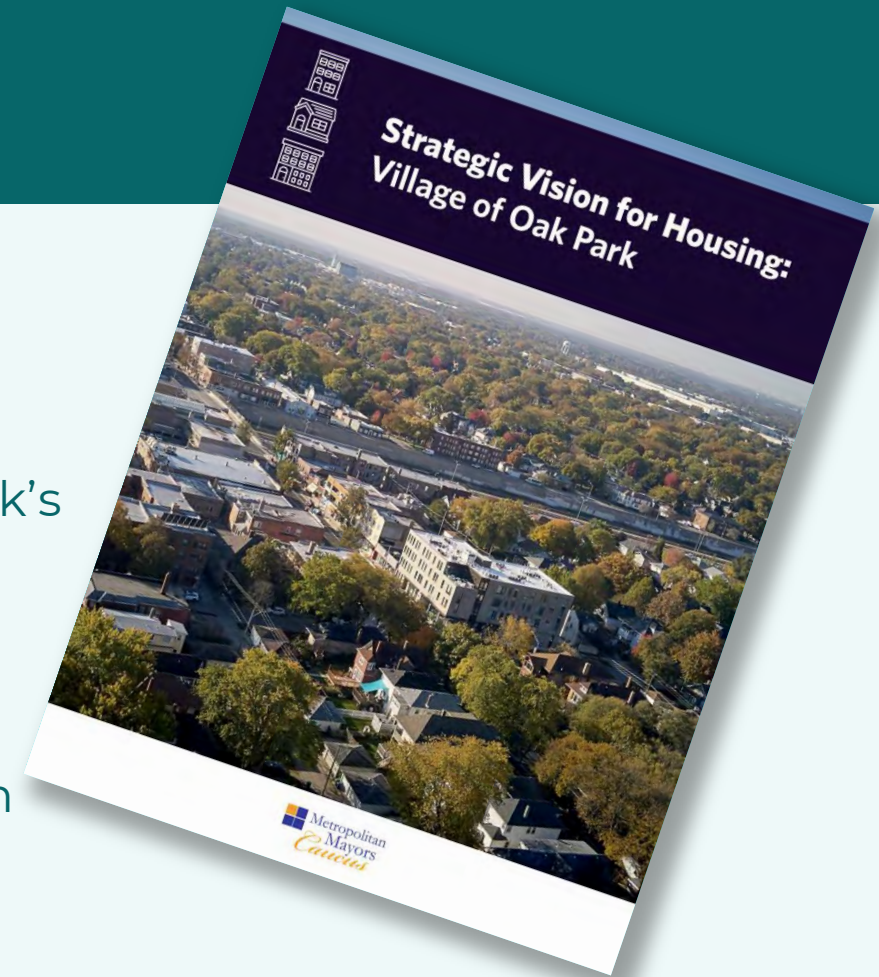
Sightline Planning & Zoning

PROJECT OVERVIEW

Goals, Scope, & Timeline of Shape Oak Park

PROJECT OVERVIEW | GOALS

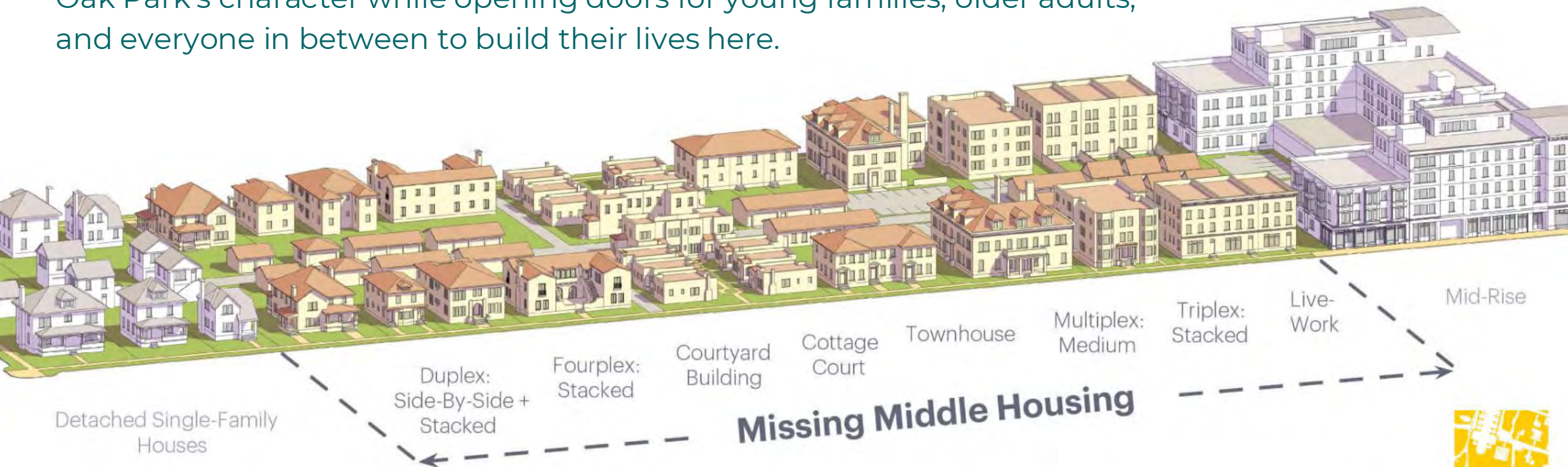
- 🌀 Implement the Village's Strategic Vision for Housing Plan
- 🌀 Update the Zoning Ordinance and Map to align with Oak Park's values of equity, inclusion, affordability, economic vitality, sustainability, and historic preservation
- 🌀 Support Missing Middle Housing, review residential zoning on commercial 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

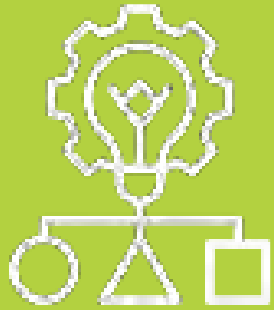


Working
middle-class



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

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**

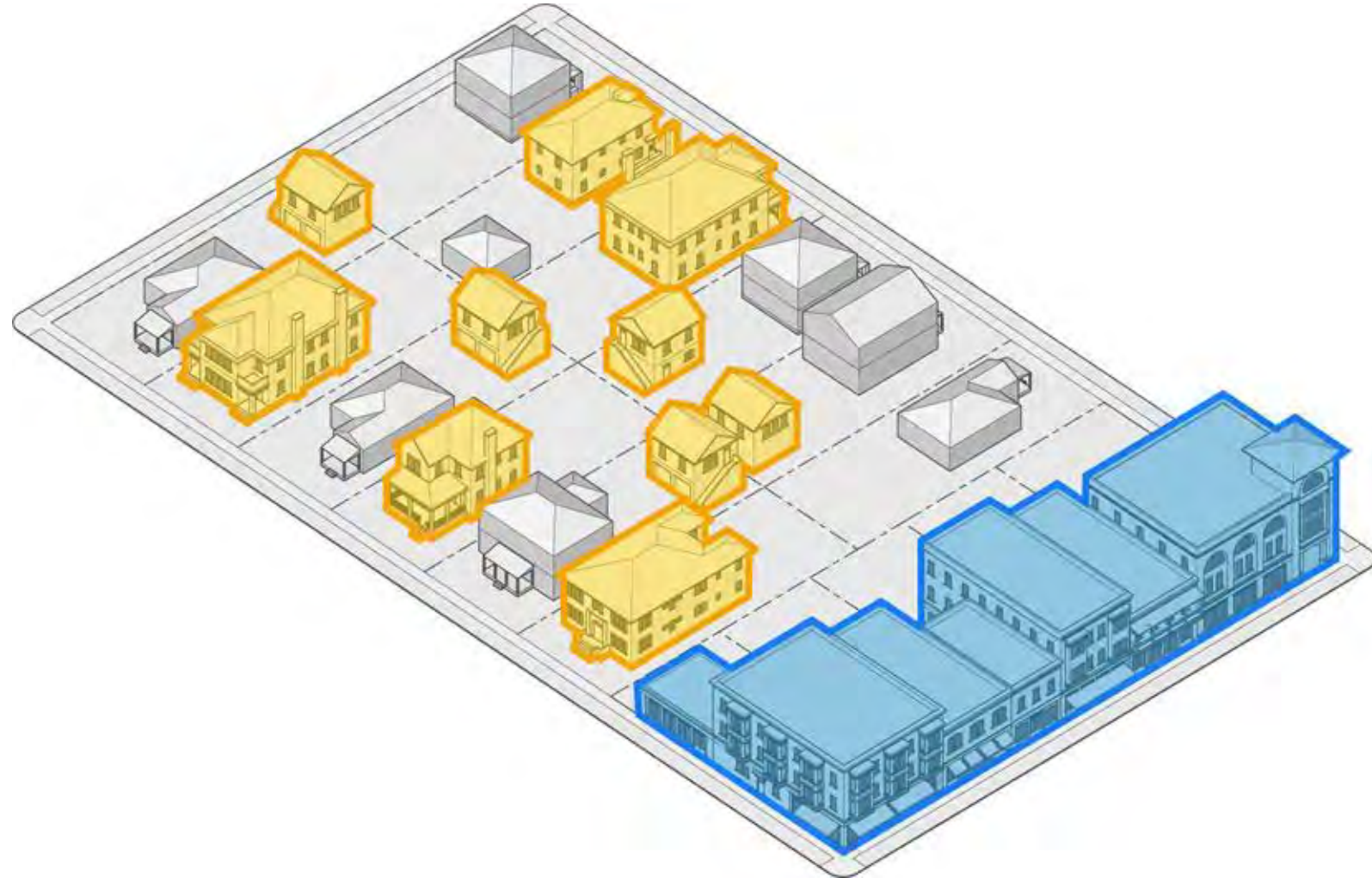
House-scale buildings with multiple units in walkable neighborhoods.

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



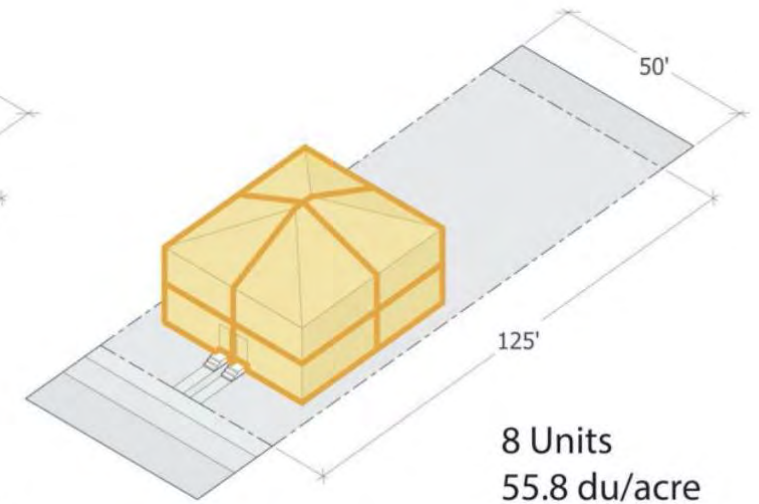
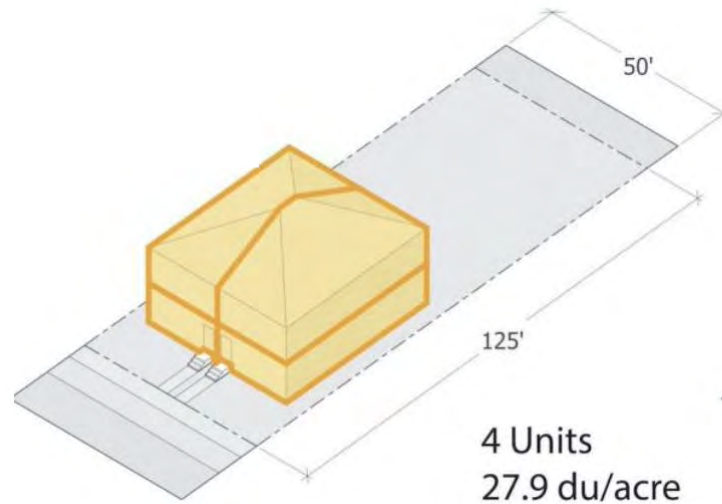
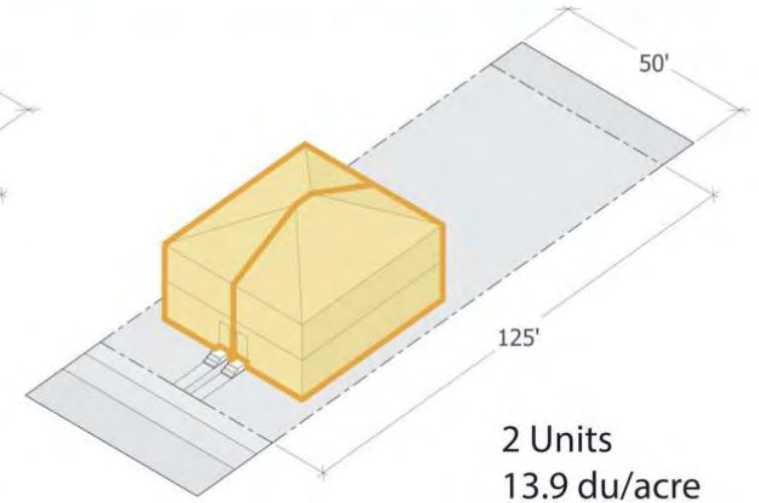
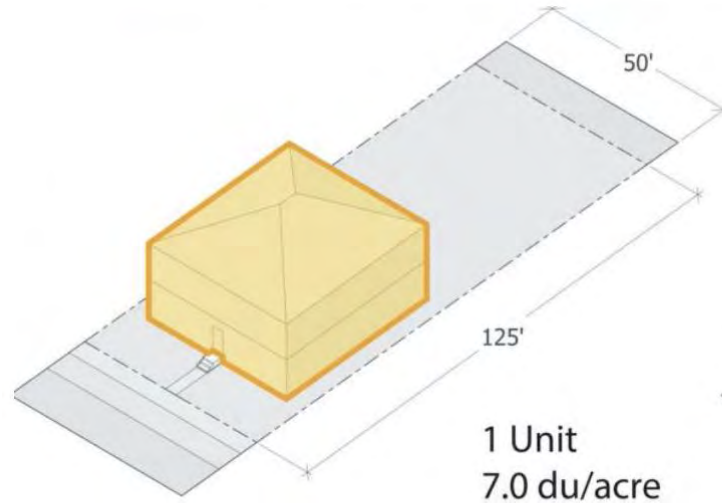
MISSING MIDDLE HOUSING CHARACTERISTICS

- 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

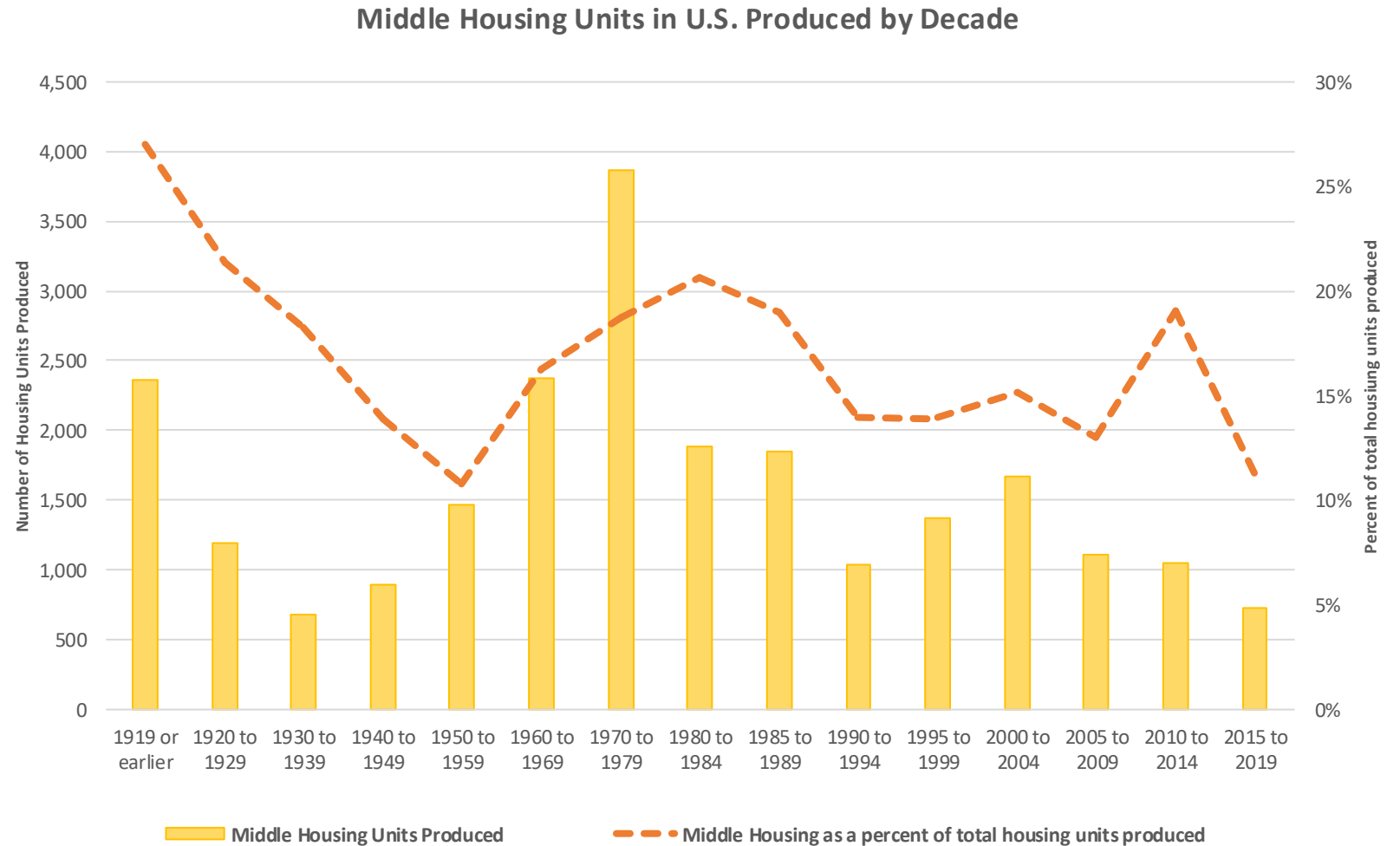


Oak Park Duplex

WHY IS IT MISSING?!?

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

-American Housing Survey, 2021



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



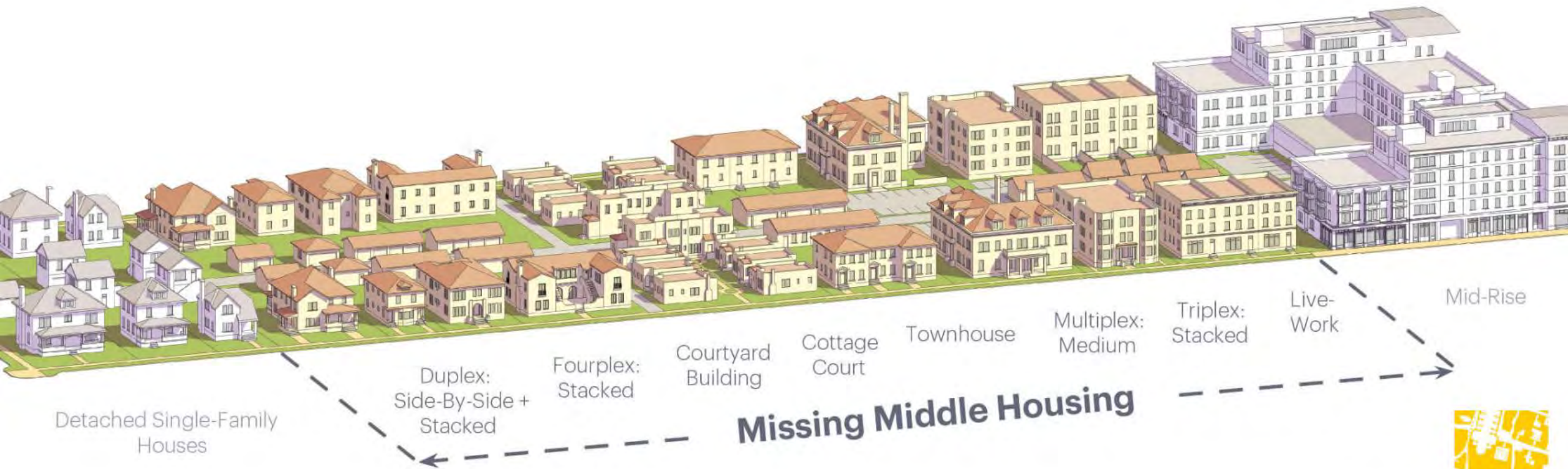
WHERE DOES MISSING MIDDLE HOUSING FIT?

Higher capacity along corridors



WHICH TYPE IS IT + HOW MANY UNITS?





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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

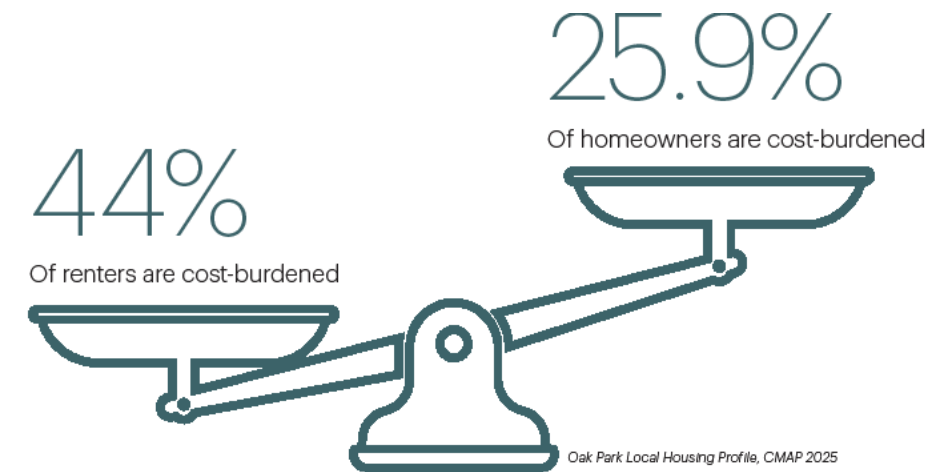
From 2012 to 2023, the median sales price of a single-family home rose from \$360,000 to over \$520,000

OAK PARK IS BECOMING MORE EXPENSIVE

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

OAK PARK IS BECOMING MORE EXPENSIVE

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

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

OAK PARK IS BECOMING MORE EXPENSIVE

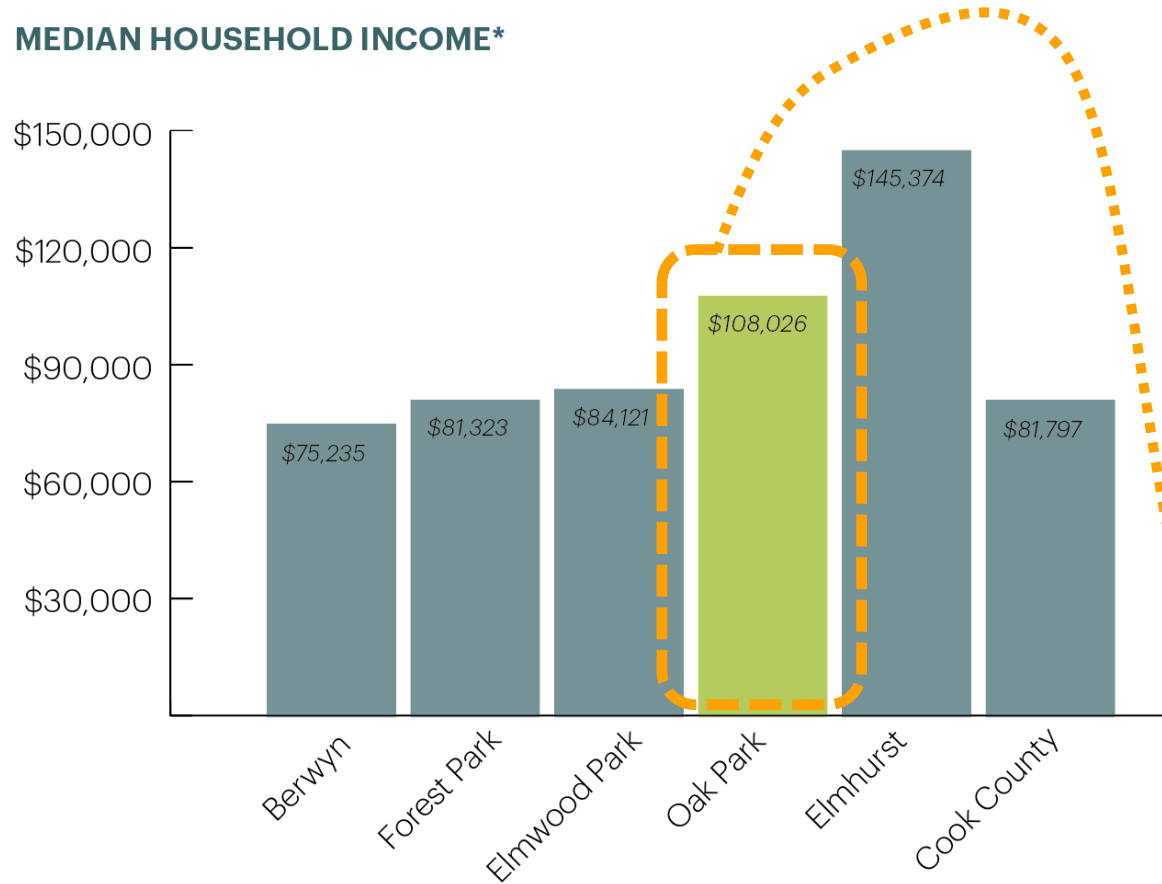
Oak Park Area Median Income (AMI) in 2022: \$85,087

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

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

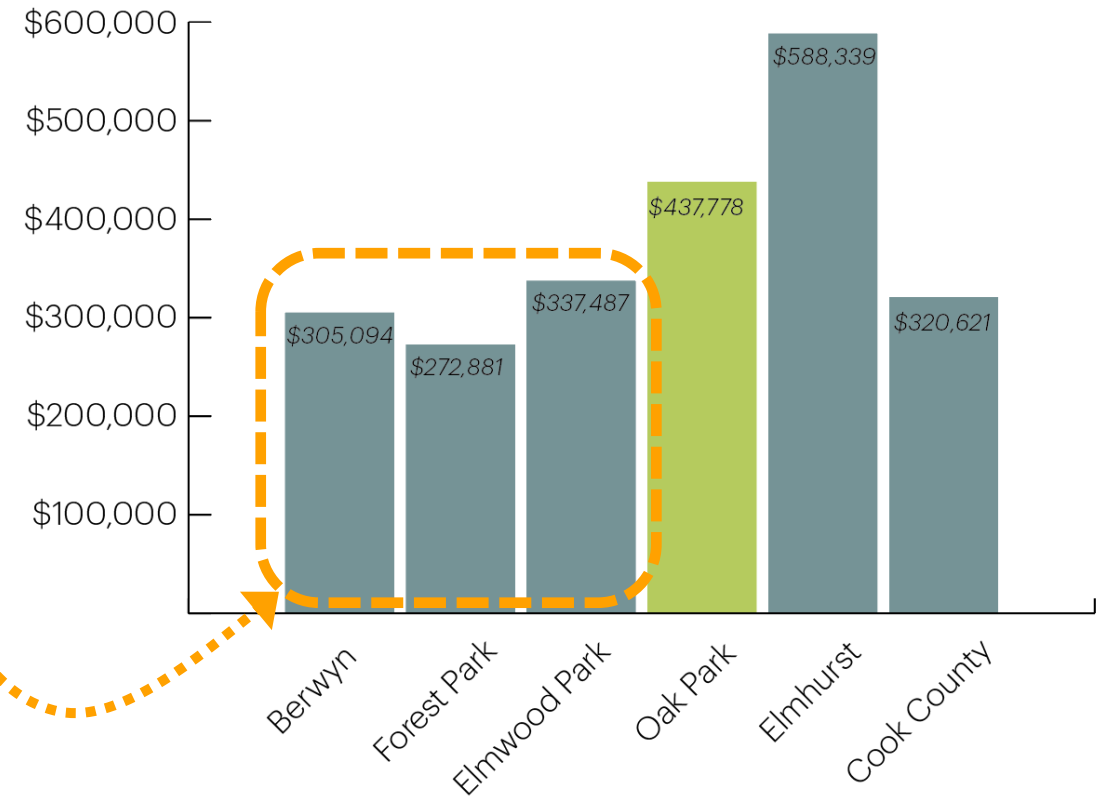
OAK PARK IS BECOMING MORE EXPENSIVE

MEDIAN HOUSEHOLD INCOME*



*Source: Community Data Snapshot, CMAP 2025

MEDIAN HOME SALE PRICE*



*Source: zillow.com

DIFFERENT DEMOGRAPHICS & HOUSING NEEDS

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.

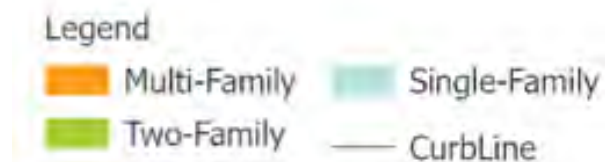


EXCLUSIONARY ZONING

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.



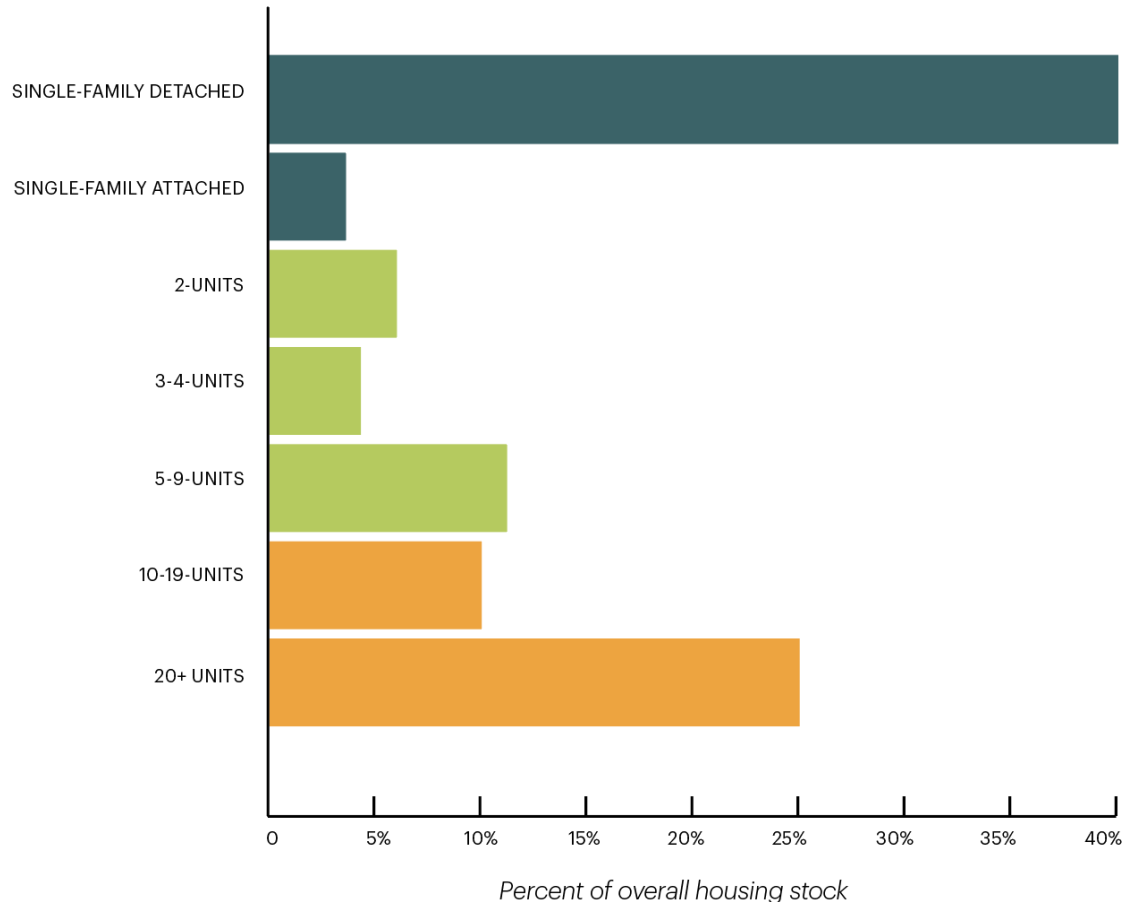
SHIFTING DEMOGRAPHICS

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



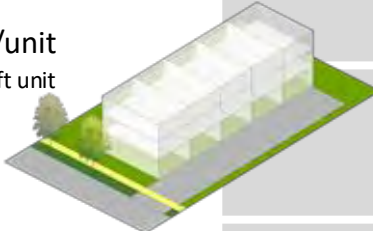
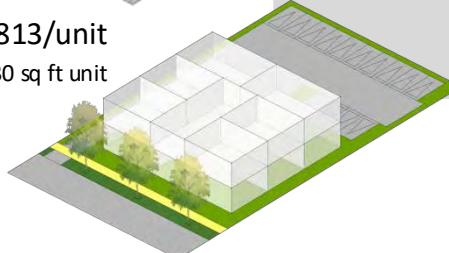
Nearly 50% of Oak Park's existing housing is in a single-family home.

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

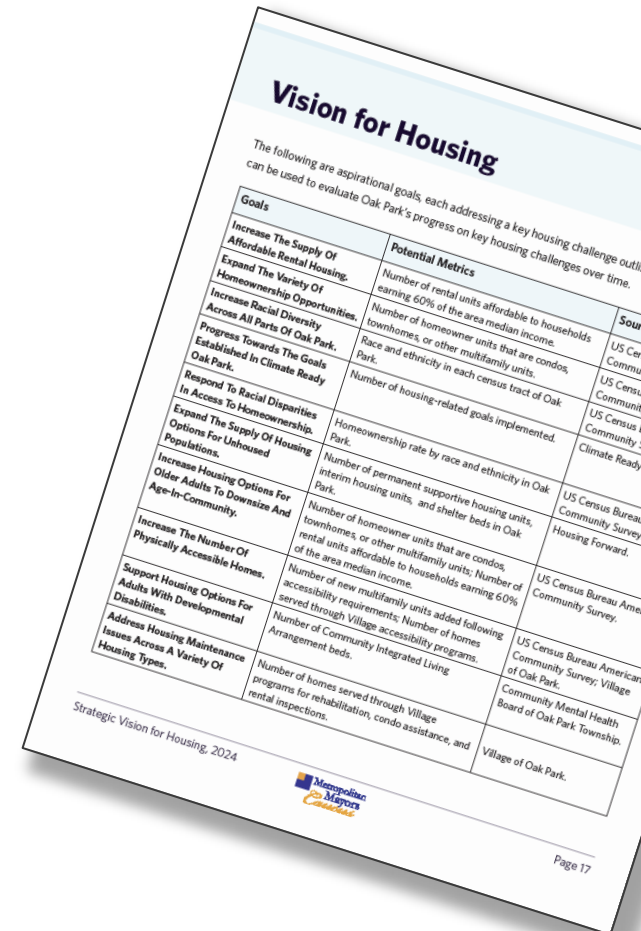
				
		Mechanic	Registered Nurse	Chief Executive
	Income	\$61,630	\$87,210	\$283,670
 \$869,400/unit 2,880 sq ft unit	Townhouse Cost Burden	98%	69%	21%
 \$587,328/unit 1,536 sq ft unit	Duplex Cost Burden	66%	47%	14%
 \$466,578/unit 1,380 sq ft unit	Fourplex Cost Burden	53%	37%	11%
 \$246,813/unit 730 sq ft unit	Multiplex 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 programs for rehabilitation, condo assistance, and rental inspections.	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.

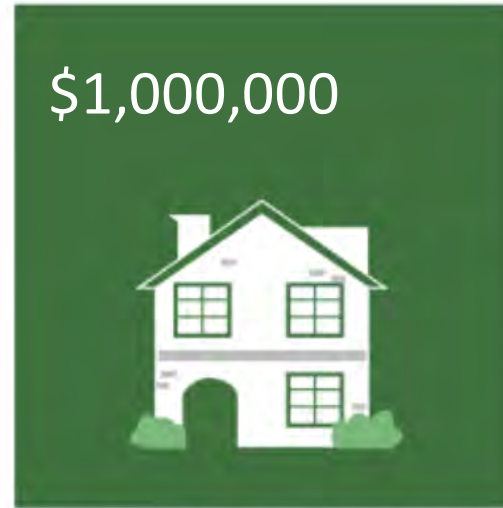
Allowing for more neighbors means more customers for local businesses. Retail follows rooftops.

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



\$1,000,000

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



\$999,714

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



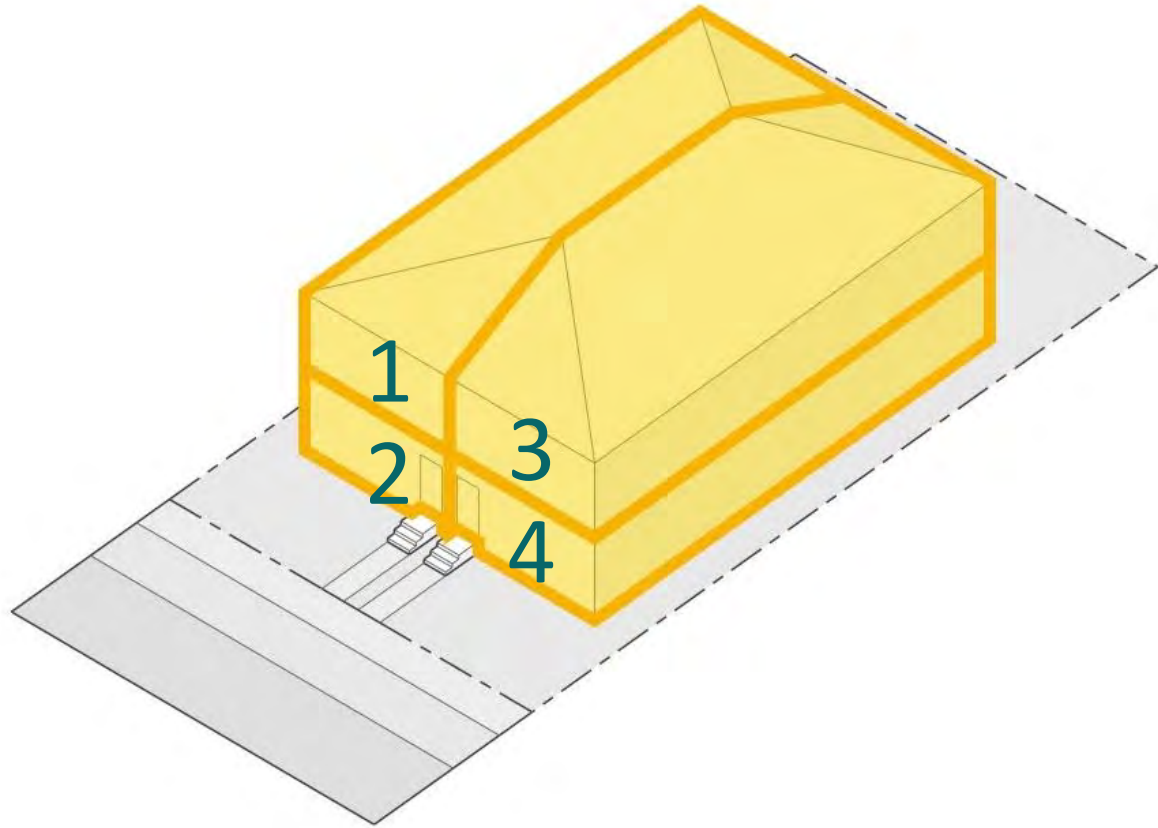
\$579,477

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.

B Metropolitan Policy Program
at BROOKINGS

SIMILAR FORM, MORE HOUSING CHOICE



ENSURE HOUSE-SCALE FORM

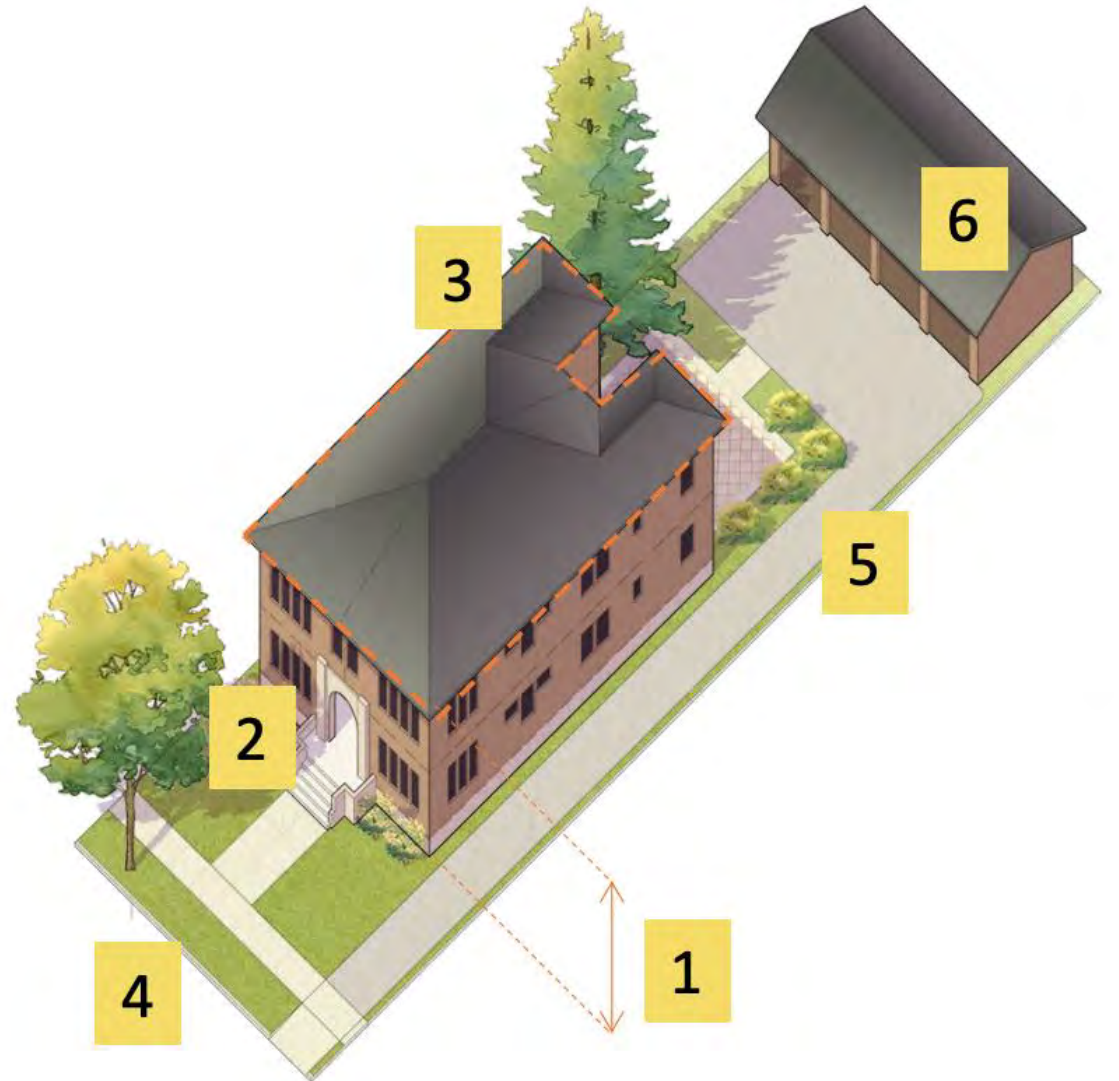
Height: 2.5 stories max.

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

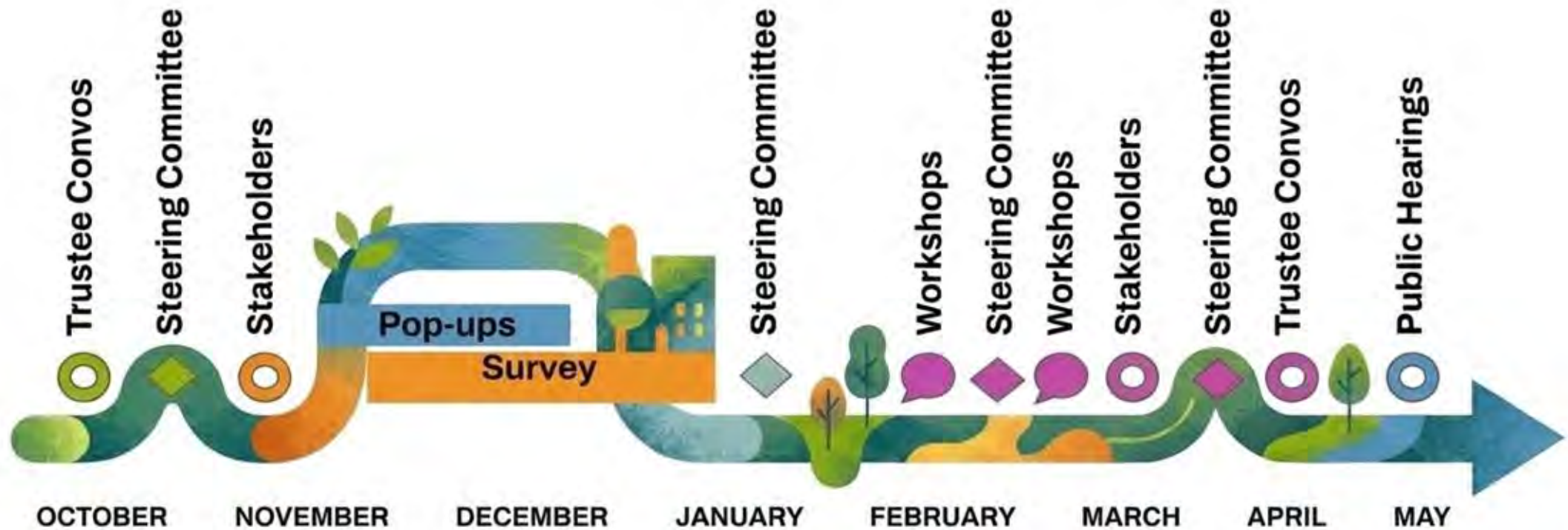


TRUSTEE
CONVERSATIONS



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.



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.



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.



ENGAGEMENT | Key Takeaways

#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.

ENGAGEMENT | Key Takeaways

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

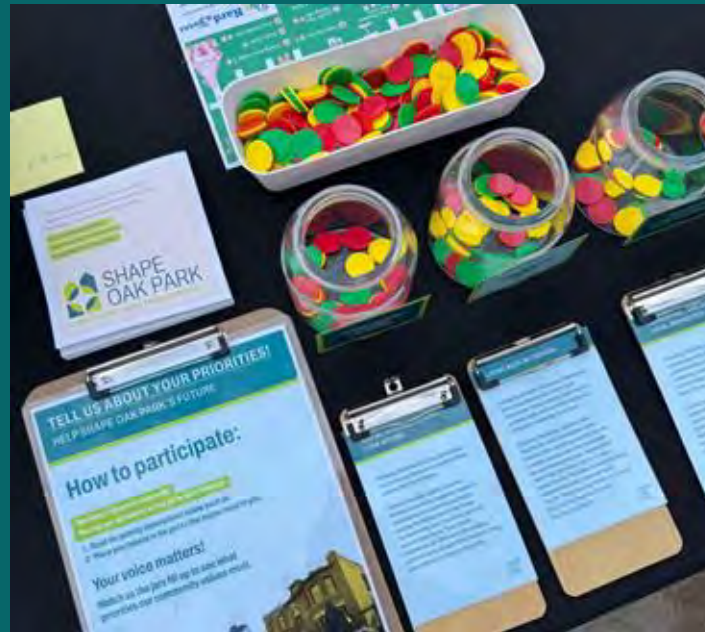
Housing affordability was among the top goals of pop-up participants and survey respondents, while property taxes emerged as the greatest concern among survey respondents. Developers from the focus group discussions also noted challenges around the market feasibility of creating MMH due to construction 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



ENGAGEMENT | Pop-up Events (Activity #1)

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.

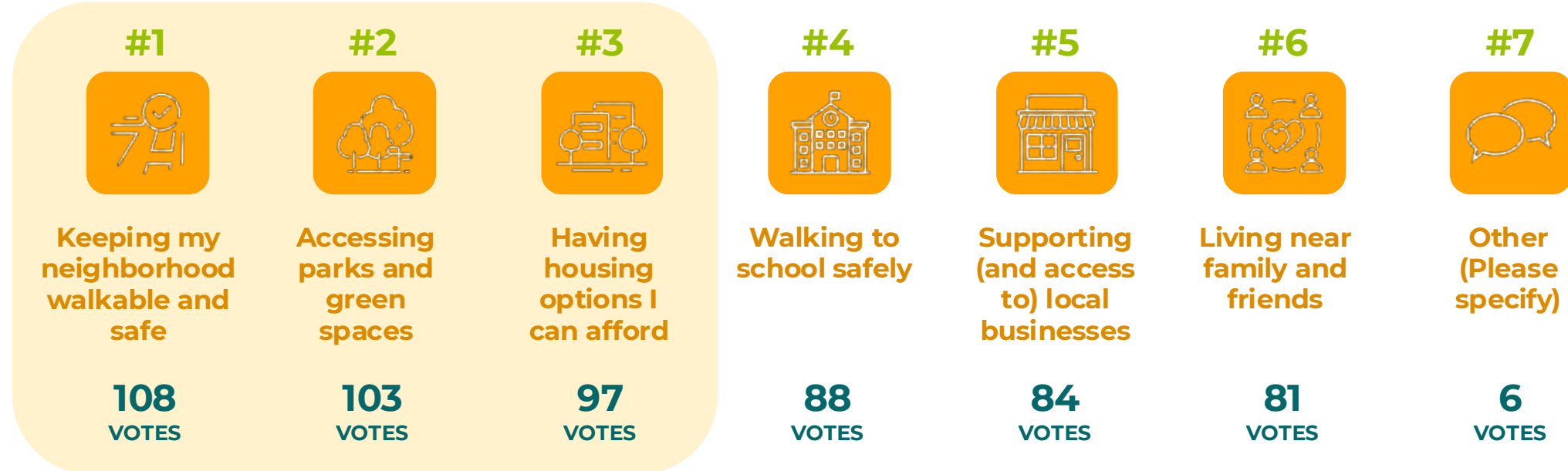


ENGAGEMENT | Pop-up Events (Activity #1)

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?

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

ENGAGEMENT | Survey #1

#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.

ENGAGEMENT | Survey #1

#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.

ENGAGEMENT | Survey #1

#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

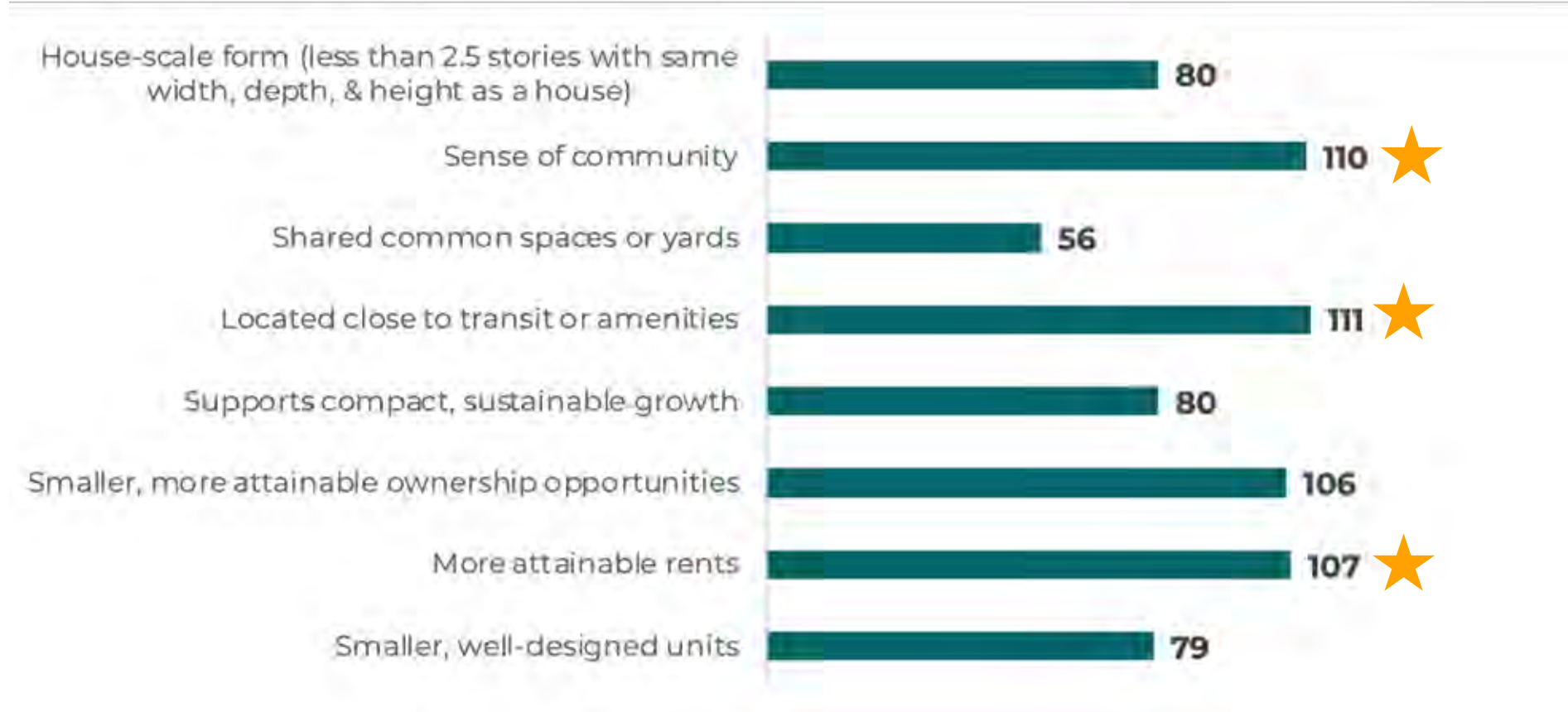
While modifying Oak Park's zoning ordinance to allow for MMH was the second highest goal among respondents, open-ended feedback revealed concerns about how this will be done. Some respondents perceived that over-regulation, parking requirements, and design rules will make MMH "technically legal but not feasible in practice." A few feared potentially excluding small builders and homeowners through bureaucratic barriers. While some 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

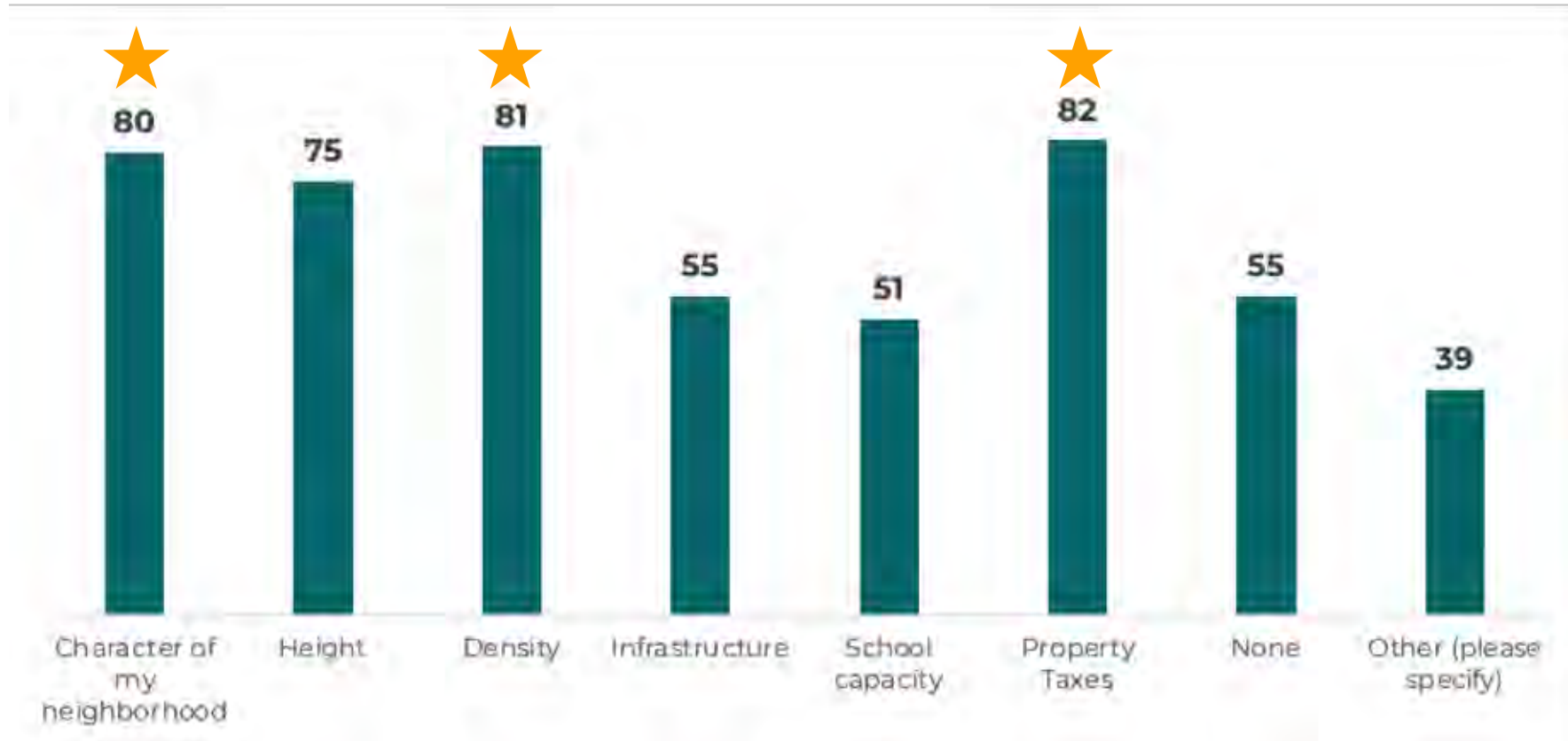
Which Benefits Of Missing Middle Housing Are Most Important To You?



**Select all that apply.*

ENGAGEMENT | Survey #1

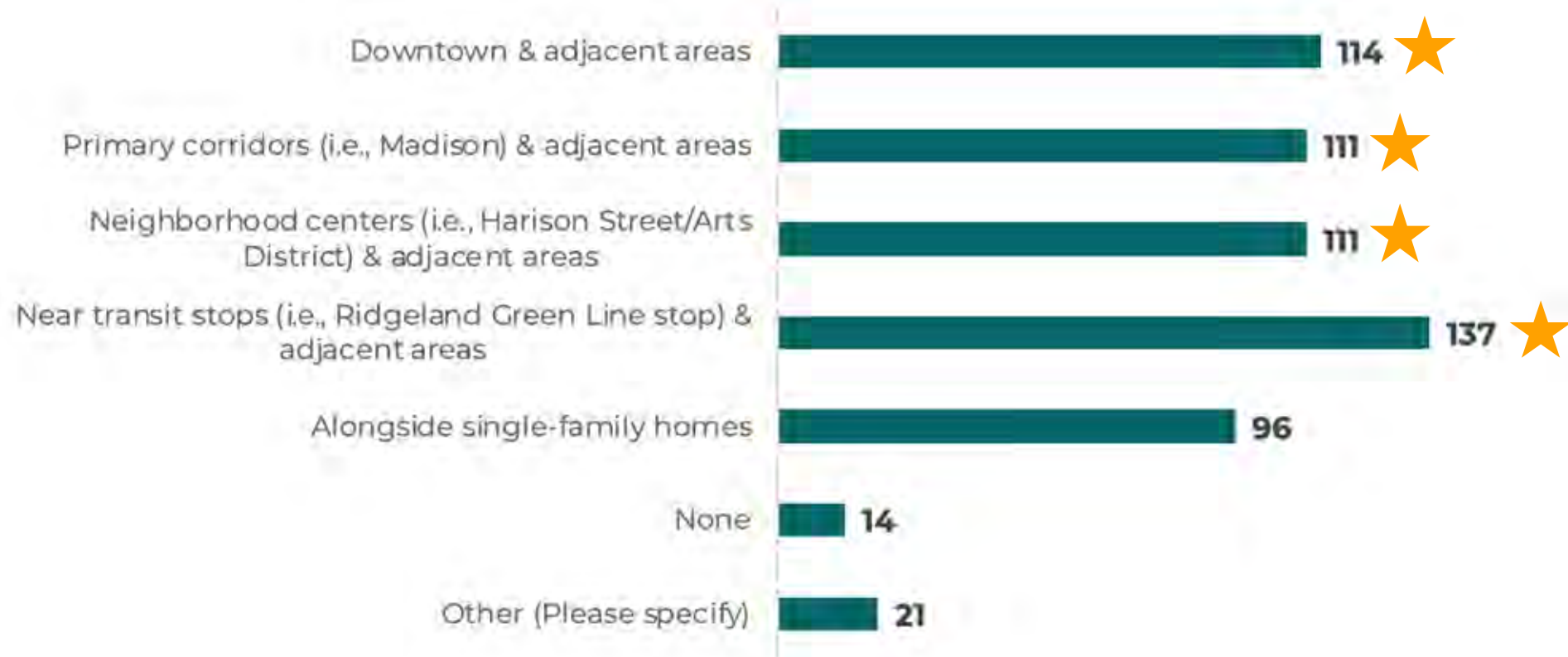
What Concerns Do You Have About Allowing Missing Middle Housing in Oak Park?



**Select all that apply.*

ENGAGEMENT | Survey #1

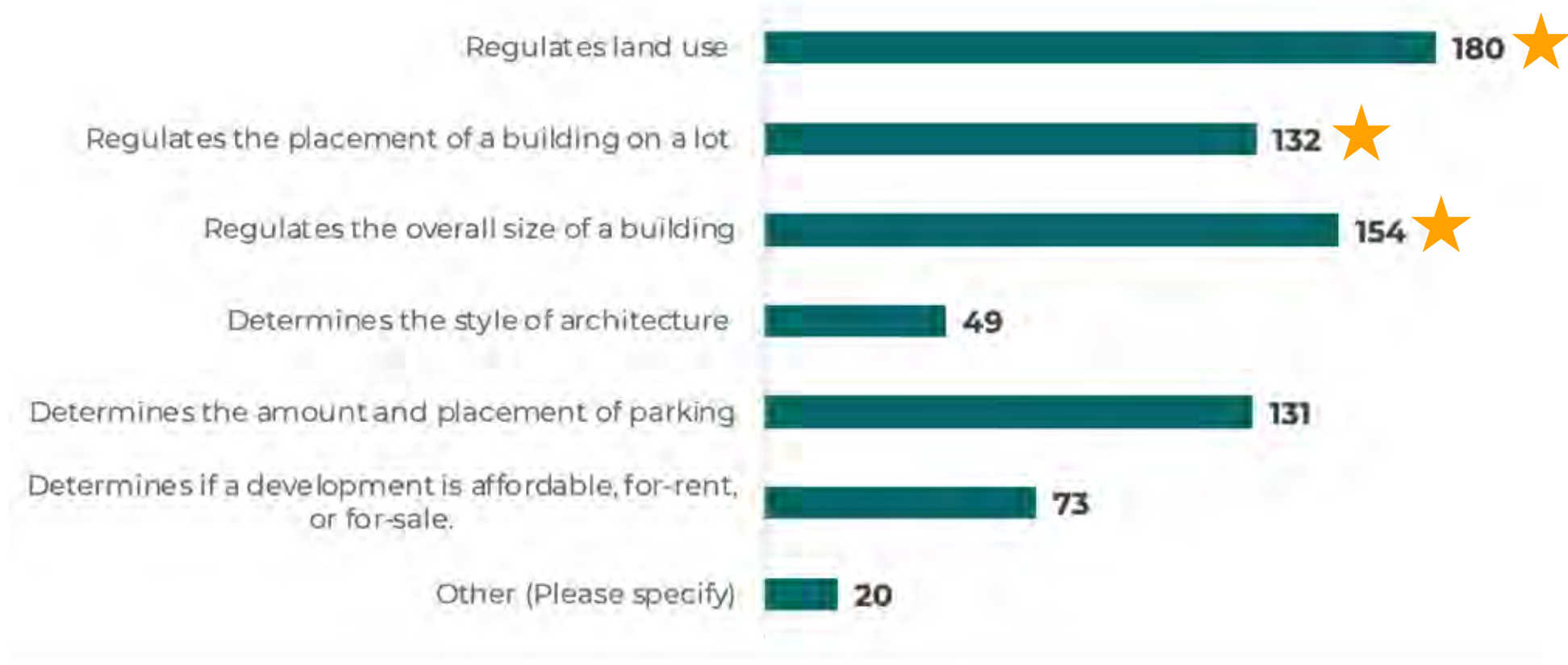
Where Do You Think Missing Middle Housing Types Are Most Appropriate in Oak Park?



**Select all that apply.*

ENGAGEMENT | Survey #1

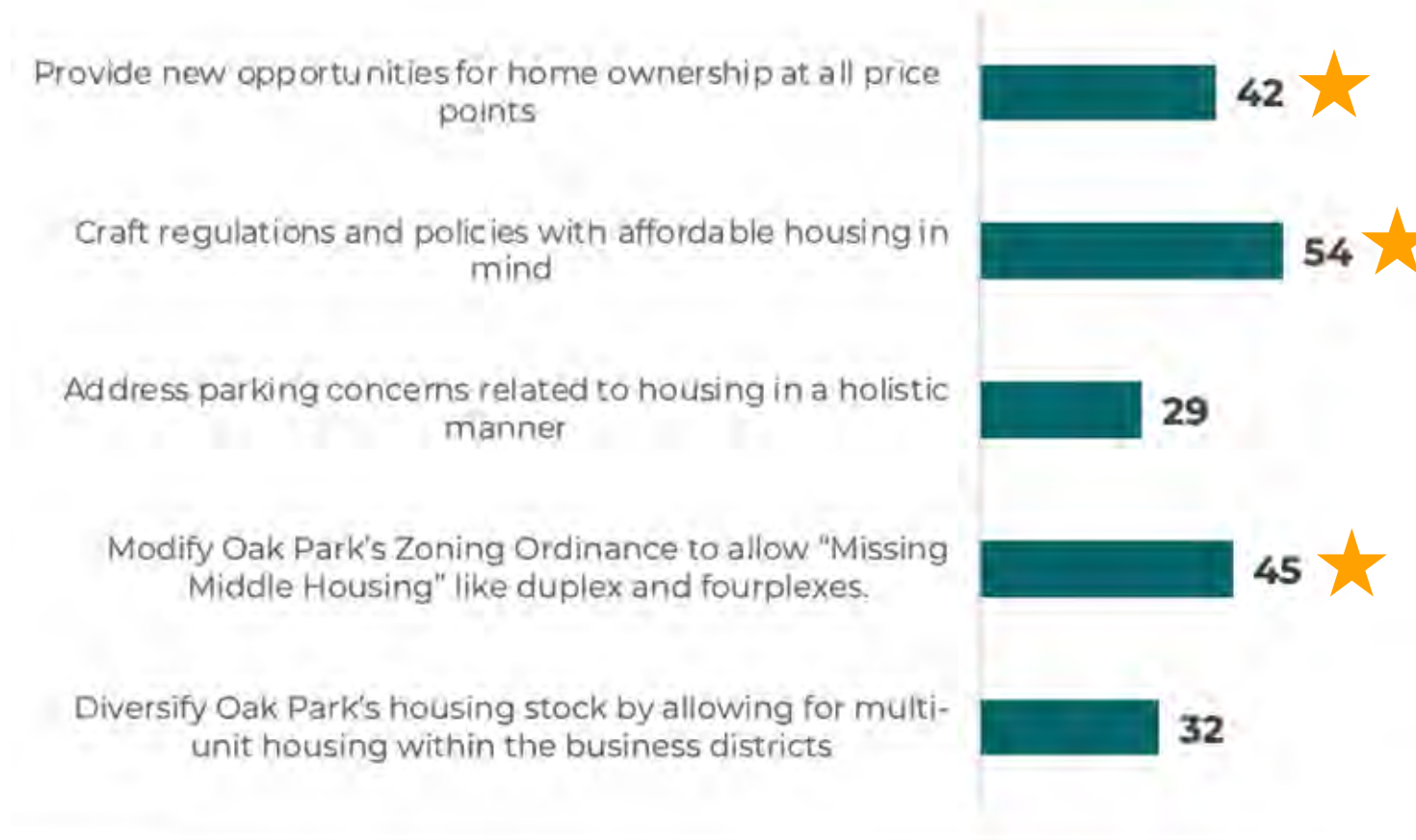
In Your Opinion, What Do You Believe Zoning Does?



**Select all that apply.*

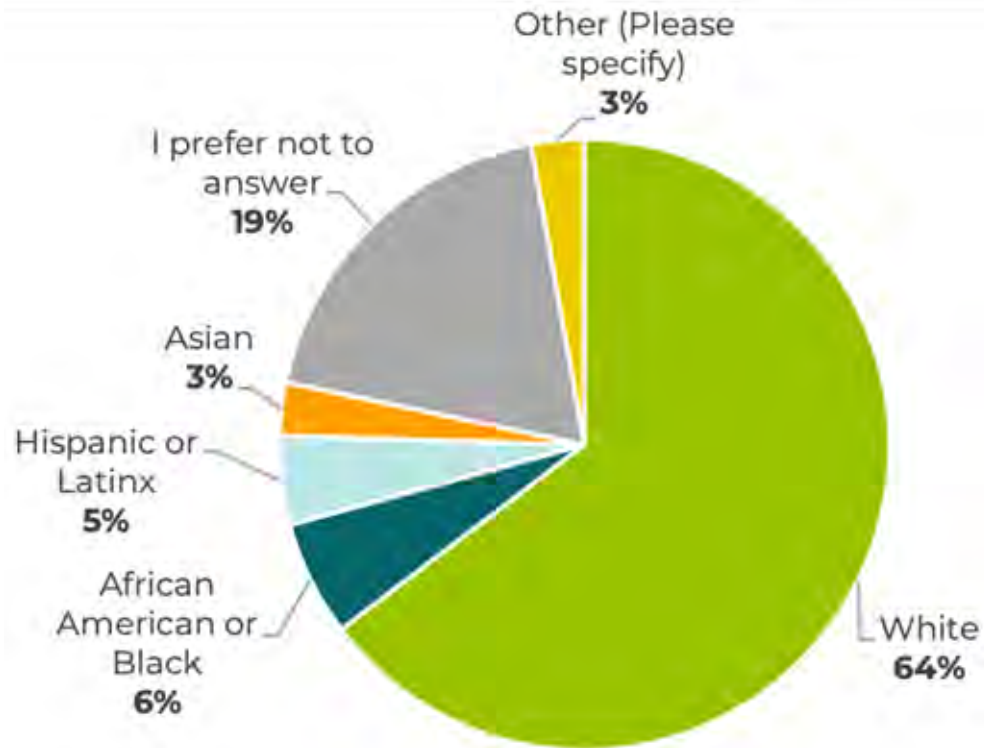
ENGAGEMENT | Survey #1

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

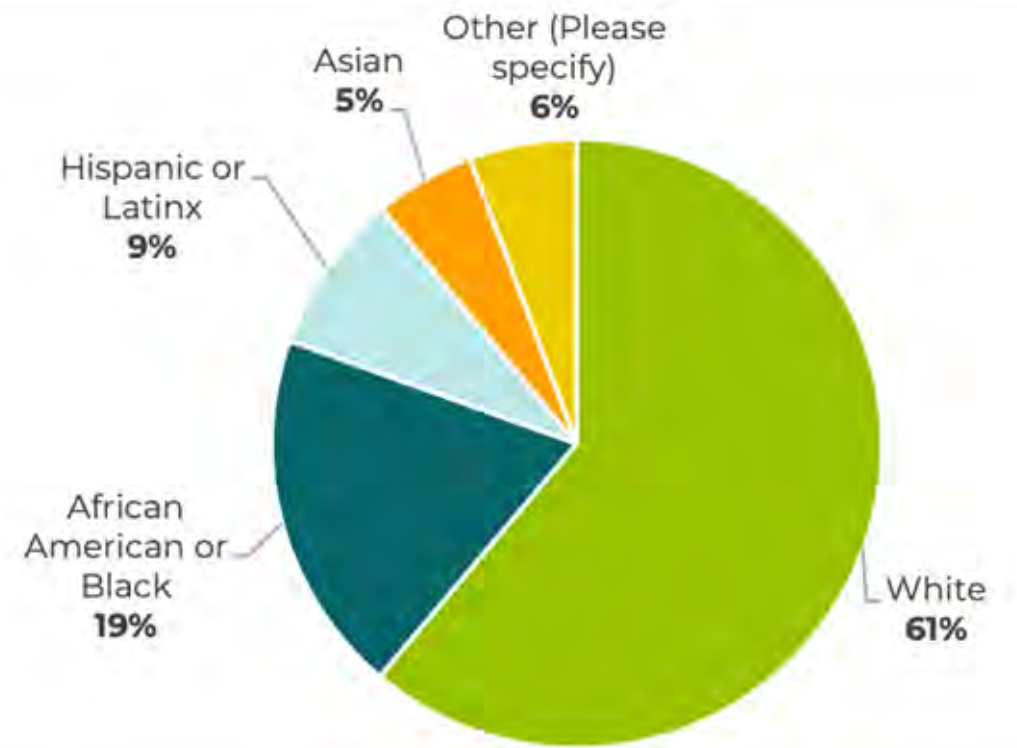


ENGAGEMENT | Survey #1 (Demographics)

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

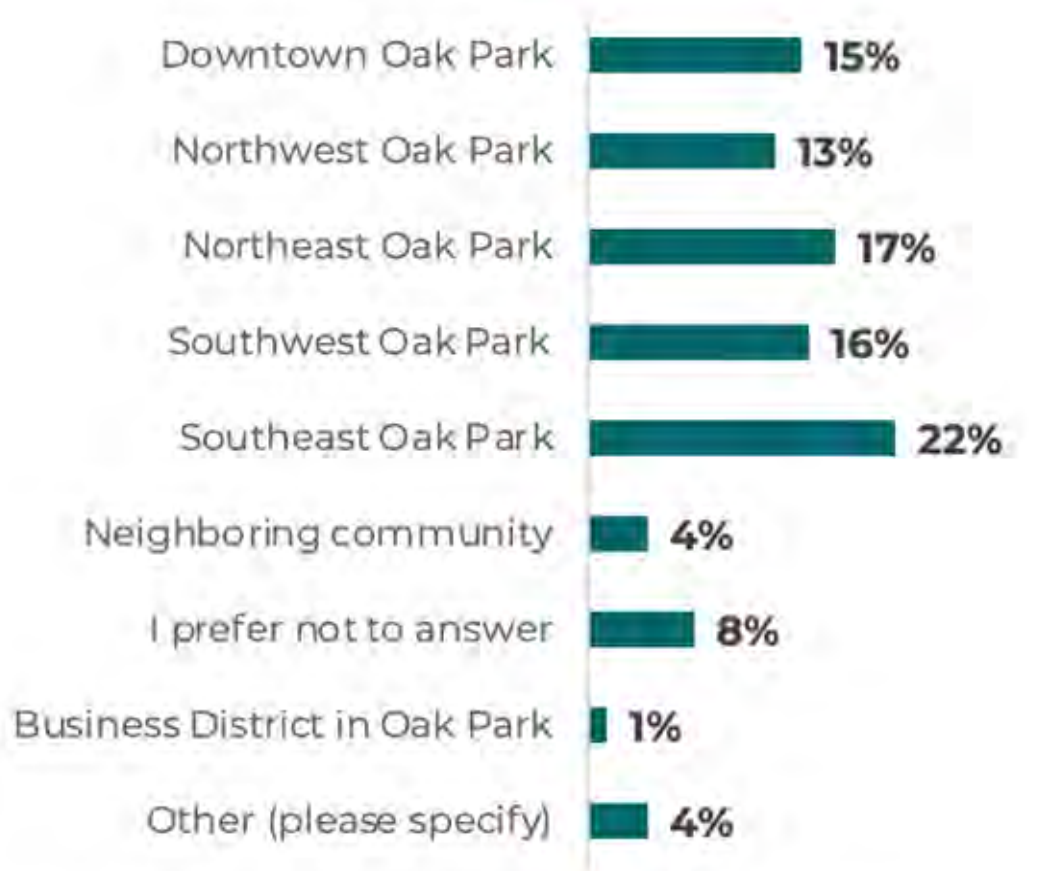


Household Income



ENGAGEMENT | Survey #1 (Demographics)

Which Location Best Describes Where You Reside?



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

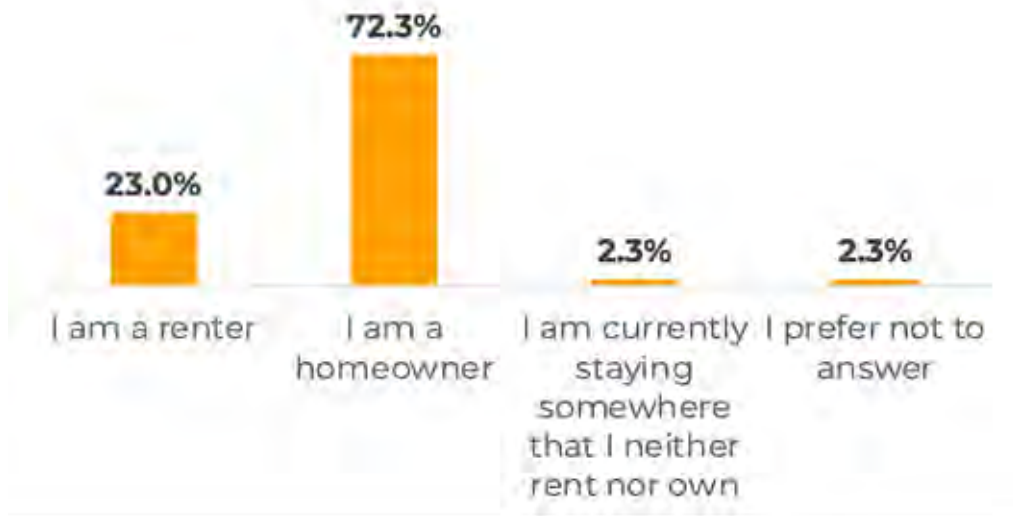
“Marion & Lake”

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

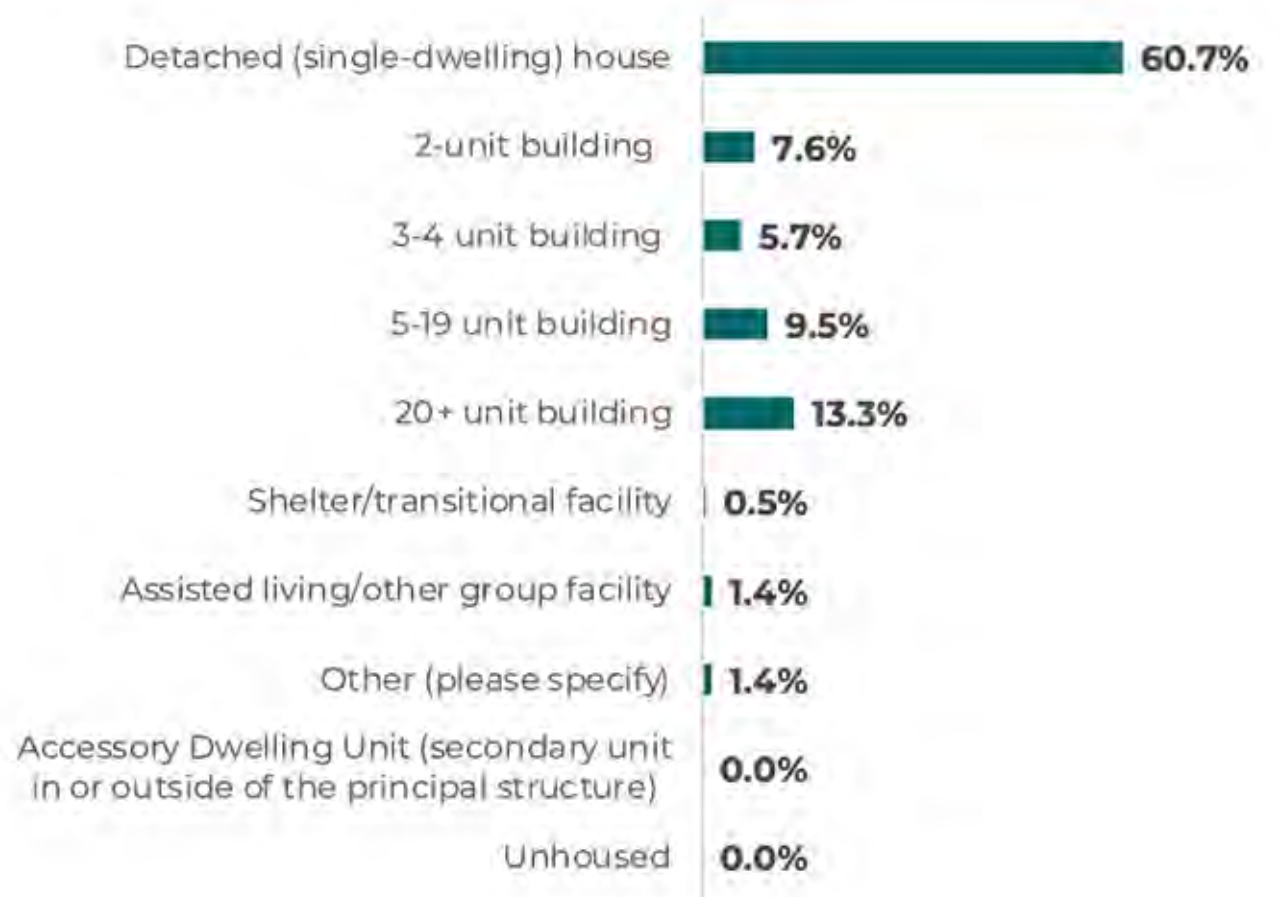
“Pleasant District”

ENGAGEMENT | Survey #1 (Demographics)

Current Residential Status

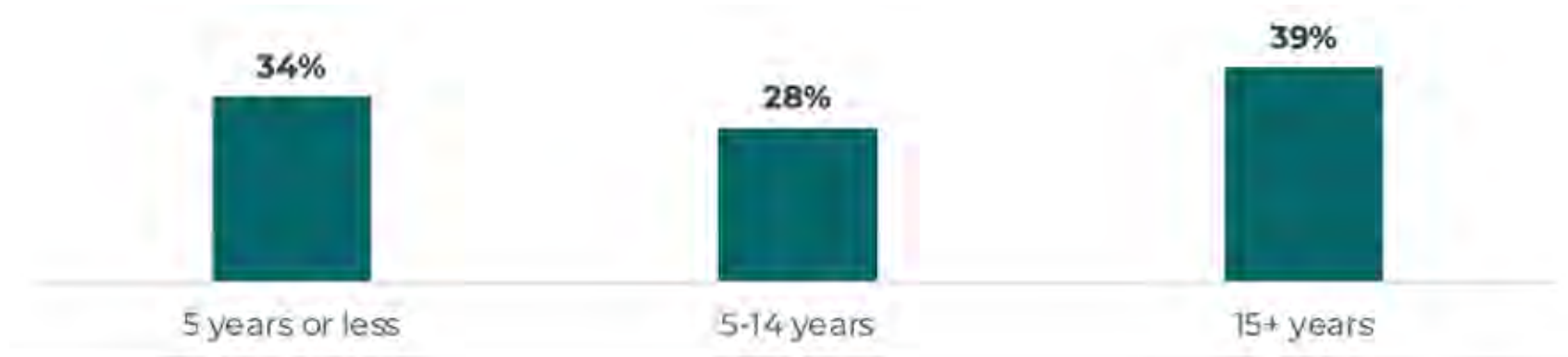


Dwelling Type



ENGAGEMENT | Survey #1 (Demographics)

Years of Residence



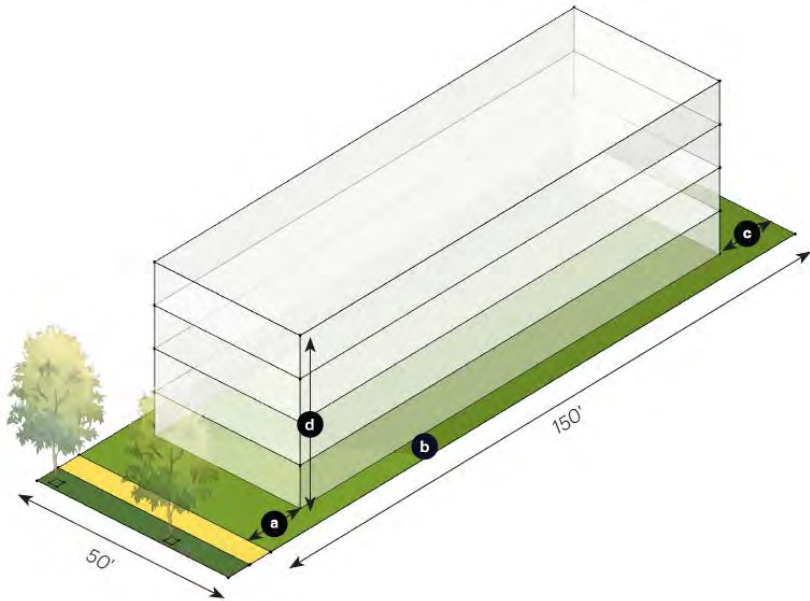
Number of People Living in Your Residence



ANALYSIS & TEST FITS

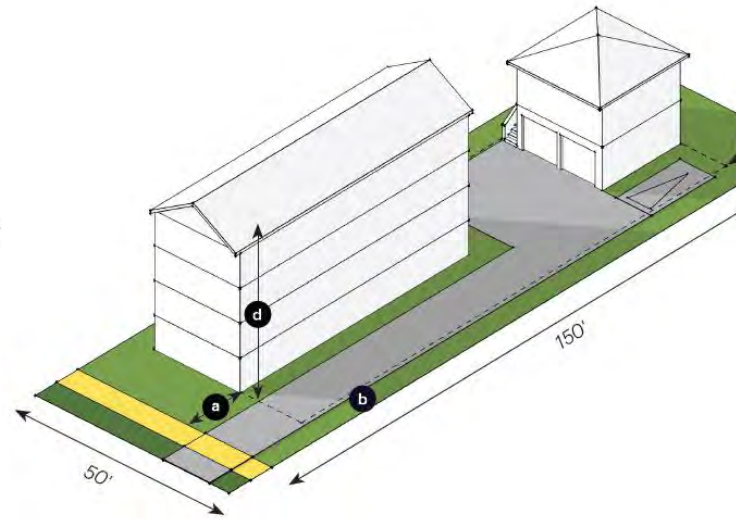
TESTING EXISTING & PROPOSED ZONING

Building Envelope Existing Zoning



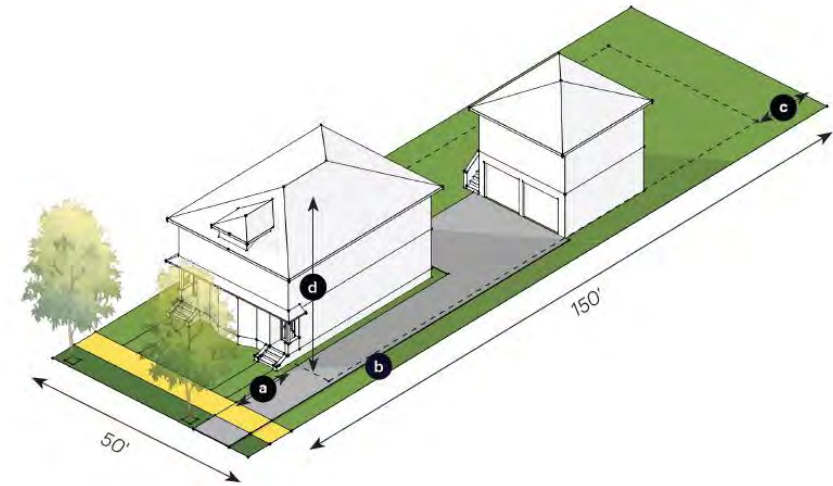
Understand what can be built on a typical lot based on setbacks & height

What's Allowed Existing Zoning



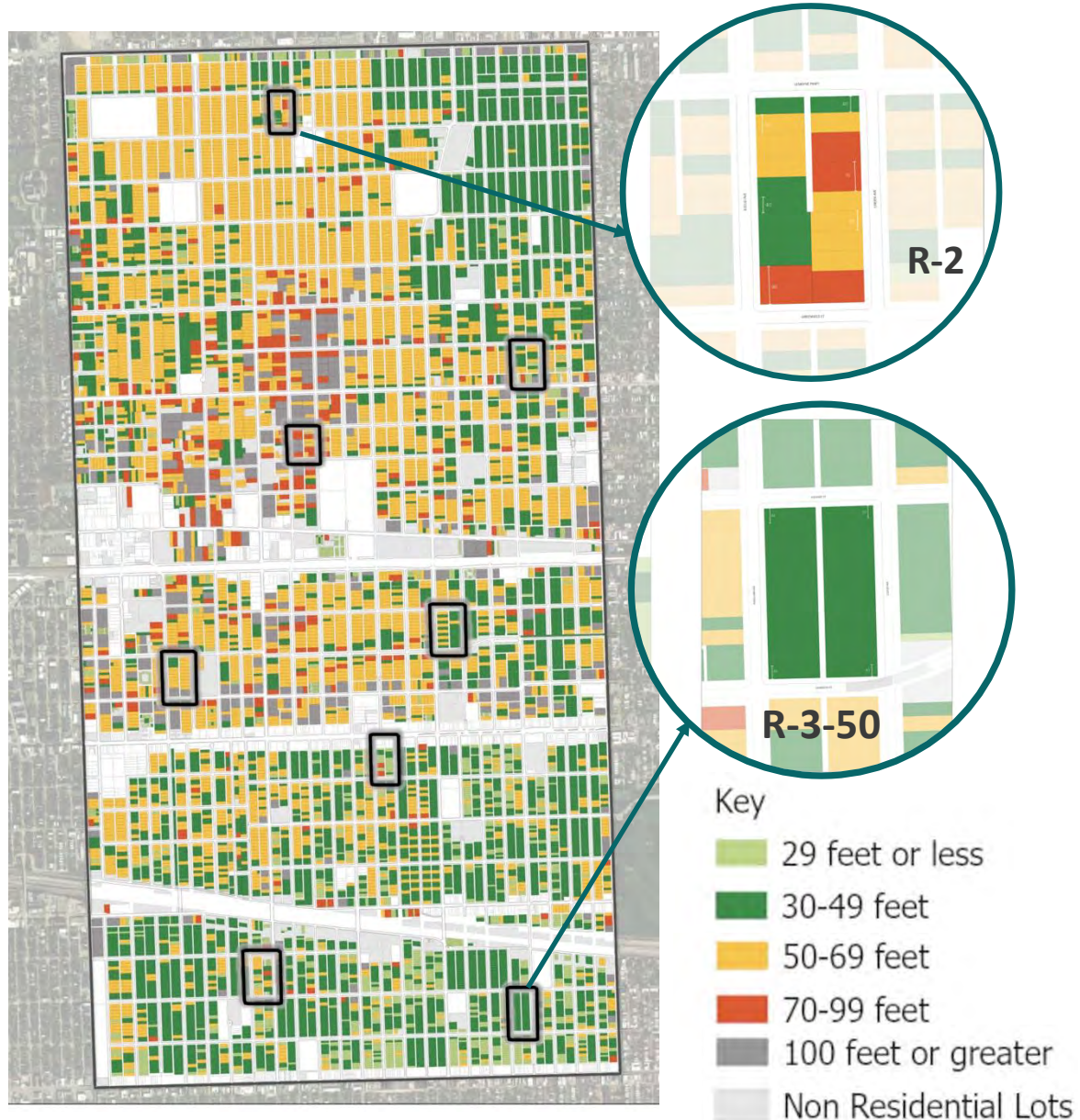
Understand what is being encouraged by existing standards and uses

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)

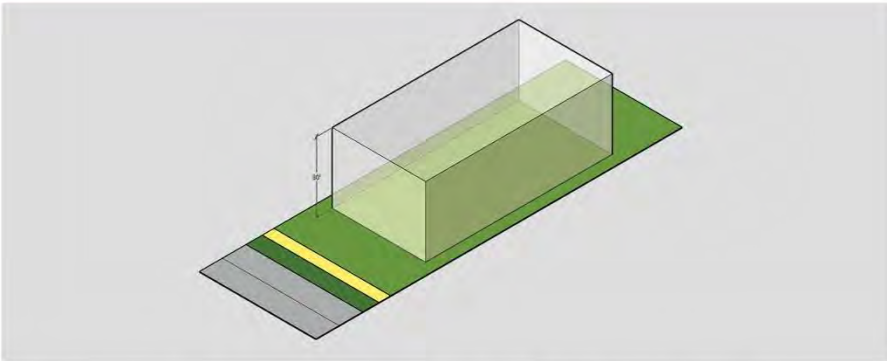
RESIDENTIAL TEST FITS

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

Existing Yield

Maximum Development Per Existing Standards



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

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
------------------------	-------------------

Building Form

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

Parking

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

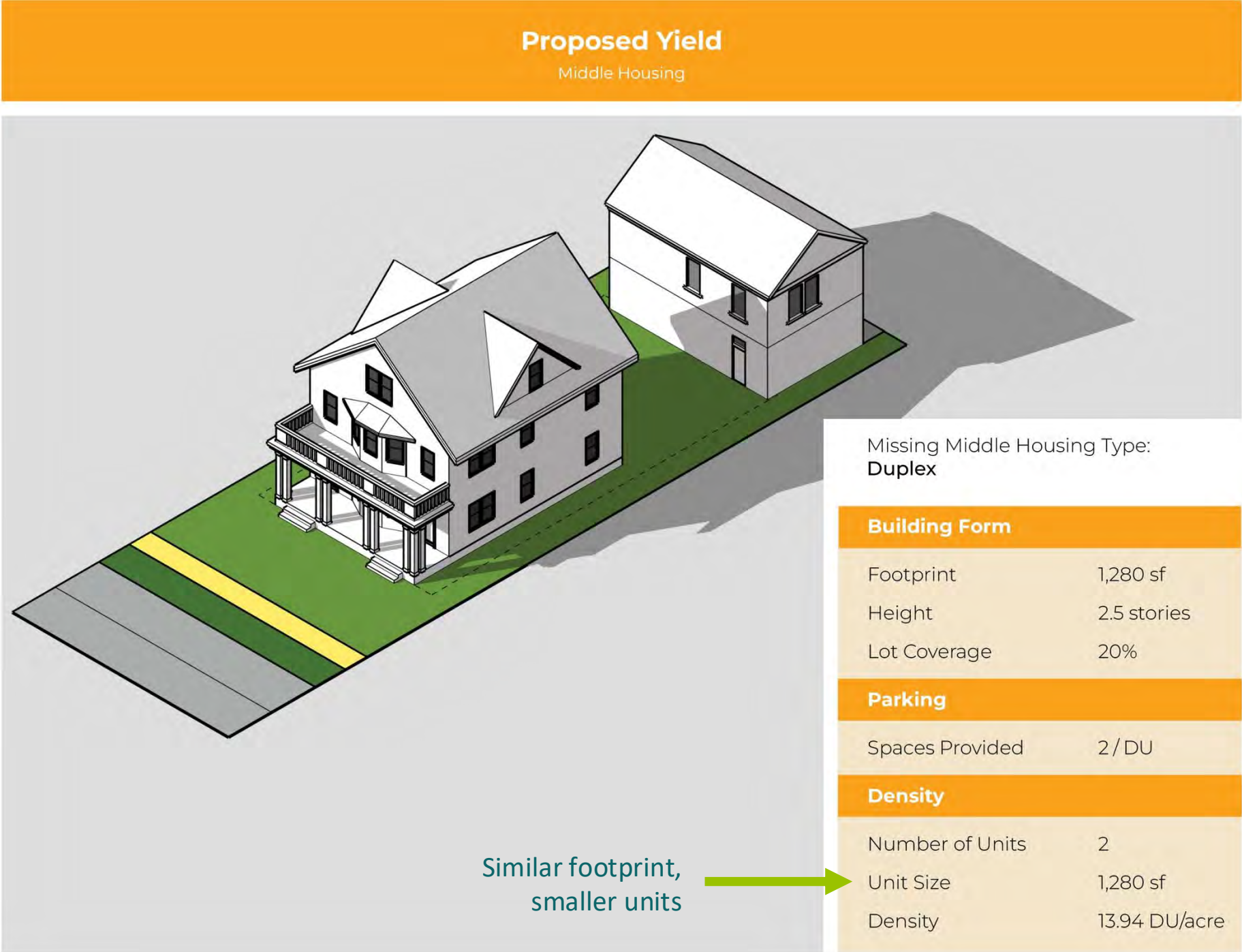
Density

Number of Units	1
Typical Unit Size	2,728 sf
Density	6.97 dwelling units / acre Note: Does not include ADU

RESIDENTIAL TEST FITS

R-3-35 50' x 125'

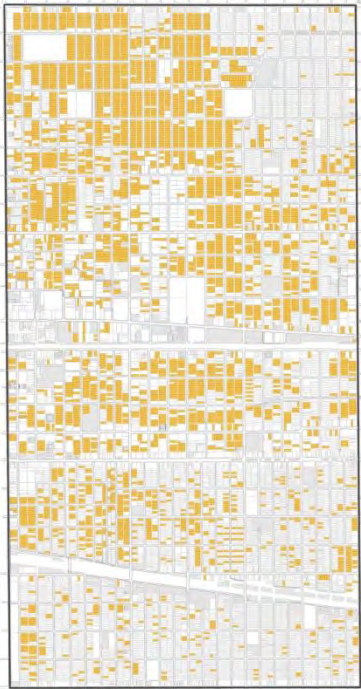
- Middle housing fits comfortably within existing zoning standards & context
- Adds gently density with more attainable, smaller units
- Same setbacks, height, and similar lot coverage results as single-family plus garage or ADU



RESIDENTIAL TEST FITS

R-3-35 50' x 125'

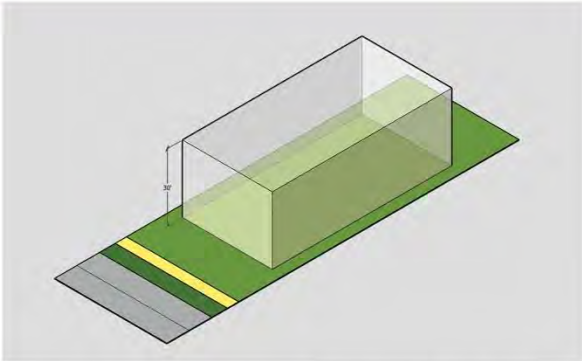
Where would duplexes fit
in Oak Park?



Key Map
Lot Widths
50'-69'

Allowed Building Envelope
Setbacks, Height & Lot Coverage

Existing Yield
Maximum Development Per Existing Standards

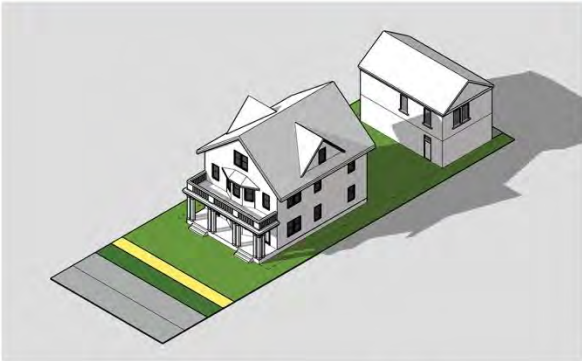


The extent of the building's exterior walls and roof



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

Proposed Yield
Middle Housing



Missing Middle Housing Type: Duplex

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

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 Note: Does not include ADU

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 Note: Does not include ADU

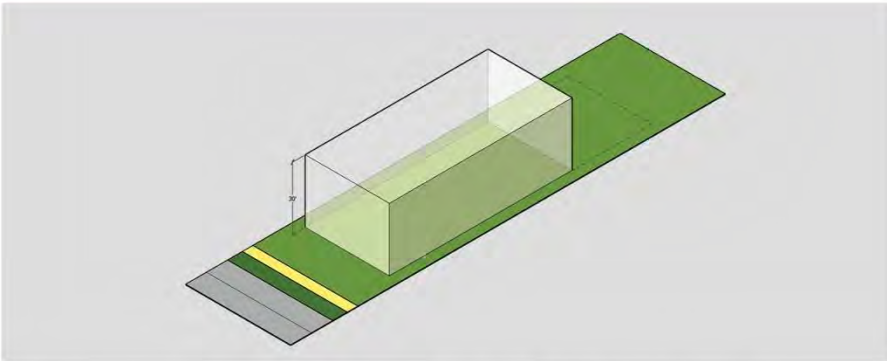
RESIDENTIAL TEST FITS

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

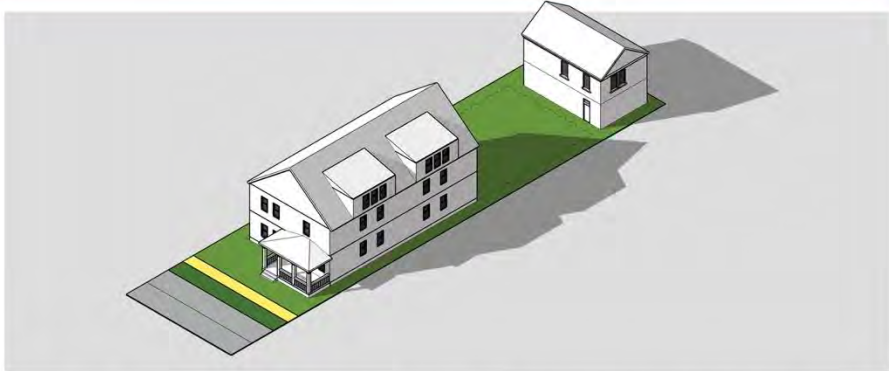
Lot Area	8,750 sf
Front Setback (min.)	20 ft
Side Setbacks (min.)	5 ft
Rear Setback (min.)	30 ft
Height (max.)	3 stories
Lot Coverage (max.)	40%

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
-----------------	-------------------

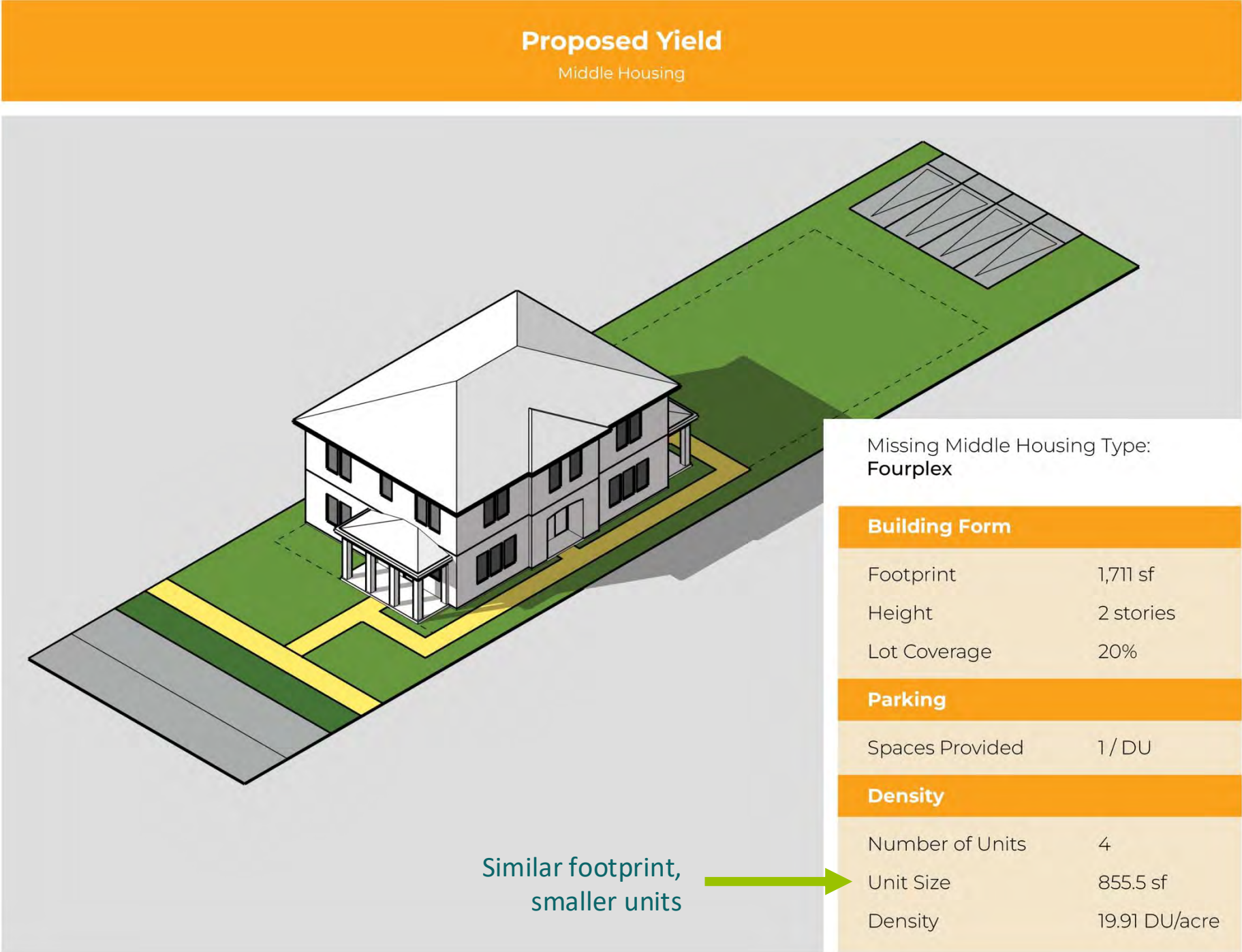
Density

Number of Units	1
Unit Size	6,650 sf
Density	4.98 dwelling unit / acre Note: Does not include ADU

RESIDENTIAL TEST FITS

R-3-50 50' x 175'

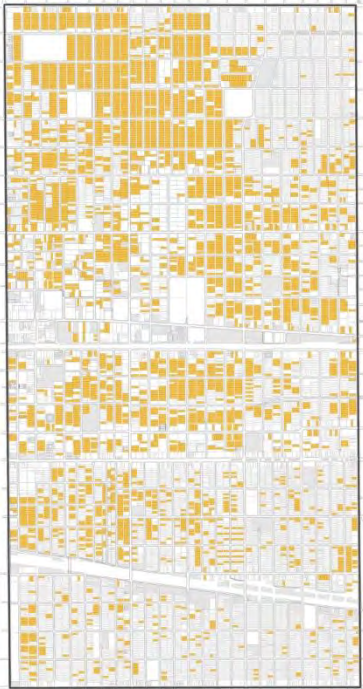
- Fourplex (or up to 6) fits comfortably within existing zoning standards & context
- Adds gently density with more attainable, smaller units
- Same setbacks, height, and similar lot coverage results as single-family plus garage or ADU
- Can still fit 1 space per unit on the lot



RESIDENTIAL TEST FITS

R-3-50 50' x 175'

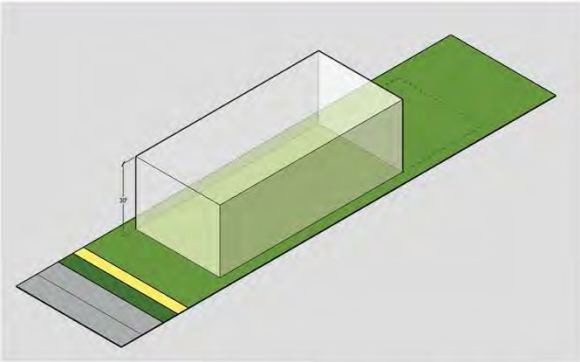
Where would a fourplex
or sixplex fit in Oak Park?



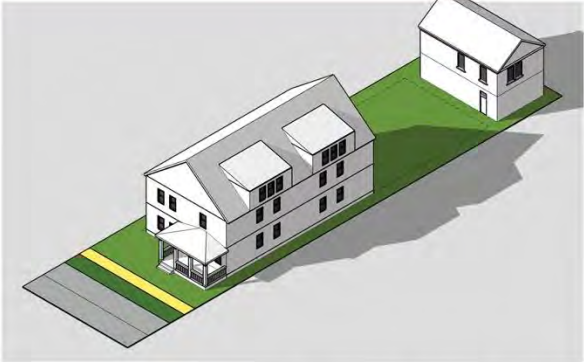
Key Map
Lot Widths
50'-69'

Allowed Building Envelope
Setbacks, Height & Lot Coverage

Existing Yield
Maximum Development Per Existing Standards



The extent of the building's exterior walls and roof



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

Proposed Yield
Middle Housing



Missing Middle Housing Type: Duplex

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

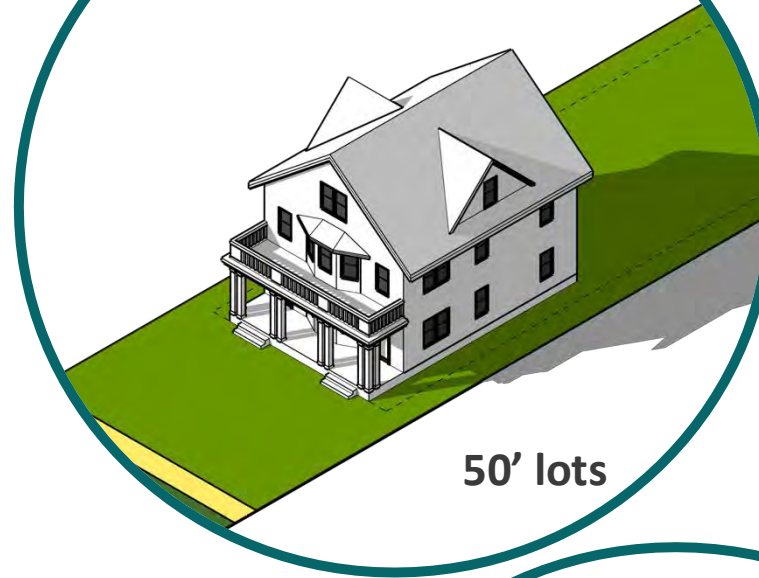
Building Form	
Footprint	2,660 sf
Height	2.5 stories
Lot Coverage	39%
Parking	
Spaces Provided	2 / DU
Density	
Number of Units	1
Unit Size	6,650 sf
Density	4.98 DU/acre Note: Does not include ADU

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

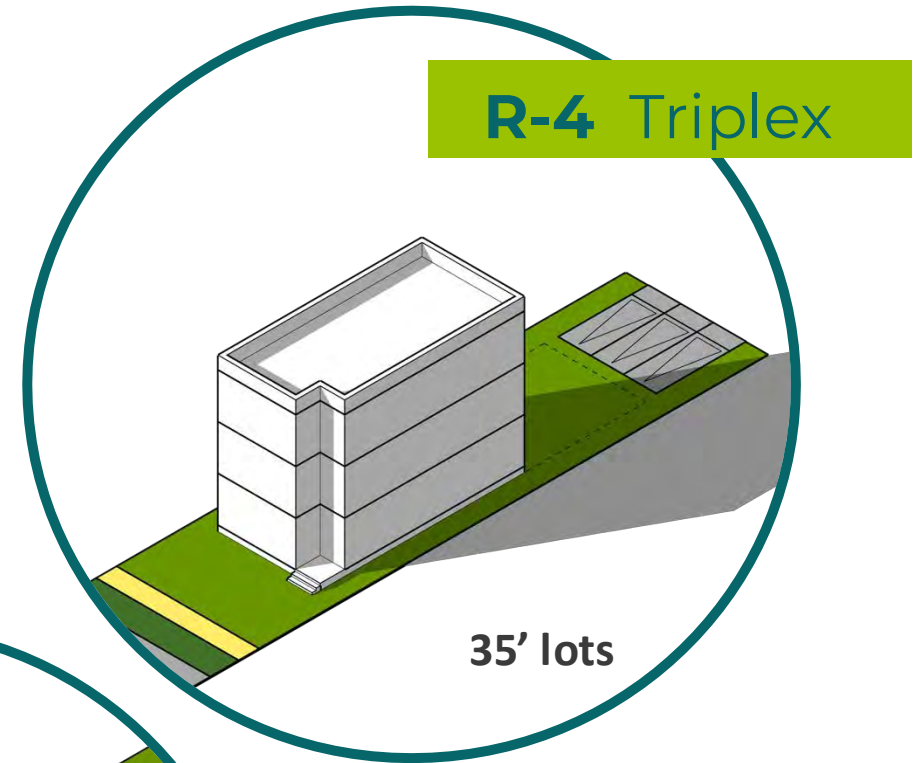
RESIDENTIAL TEST FITS

- 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

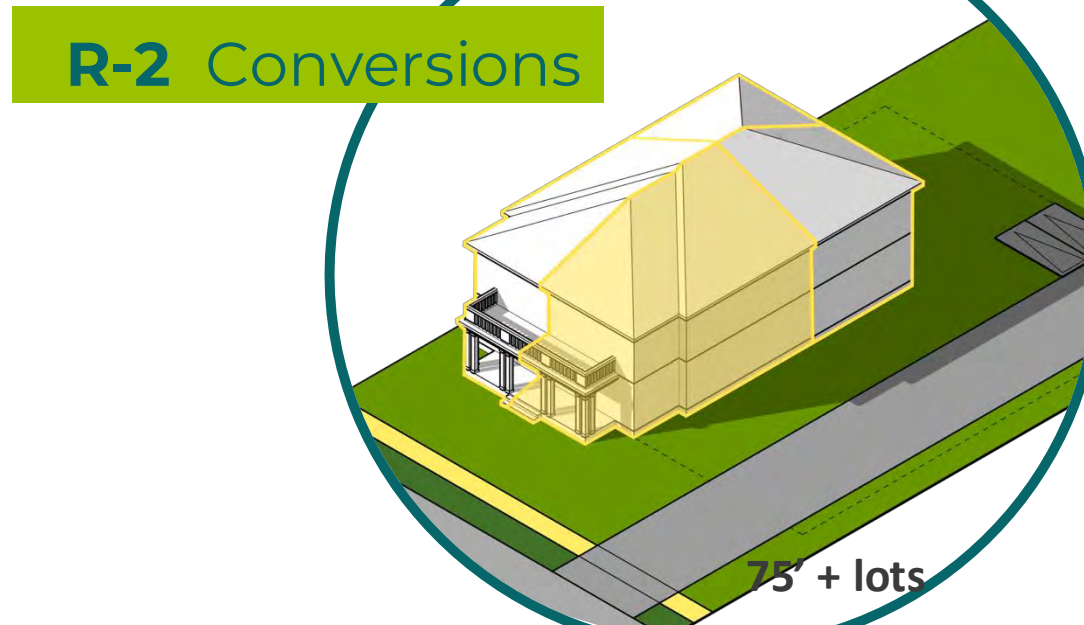
R-3-35 Duplex



R-4 Triplex



R-2 Conversions



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

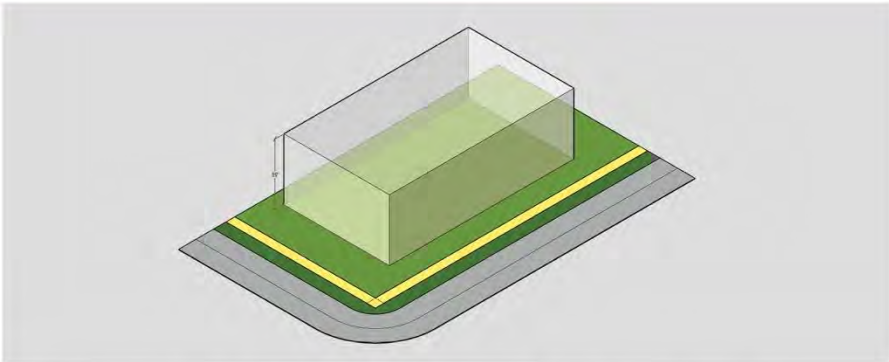
RESIDENTIAL TEST FITS

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
-----------------	-------------------

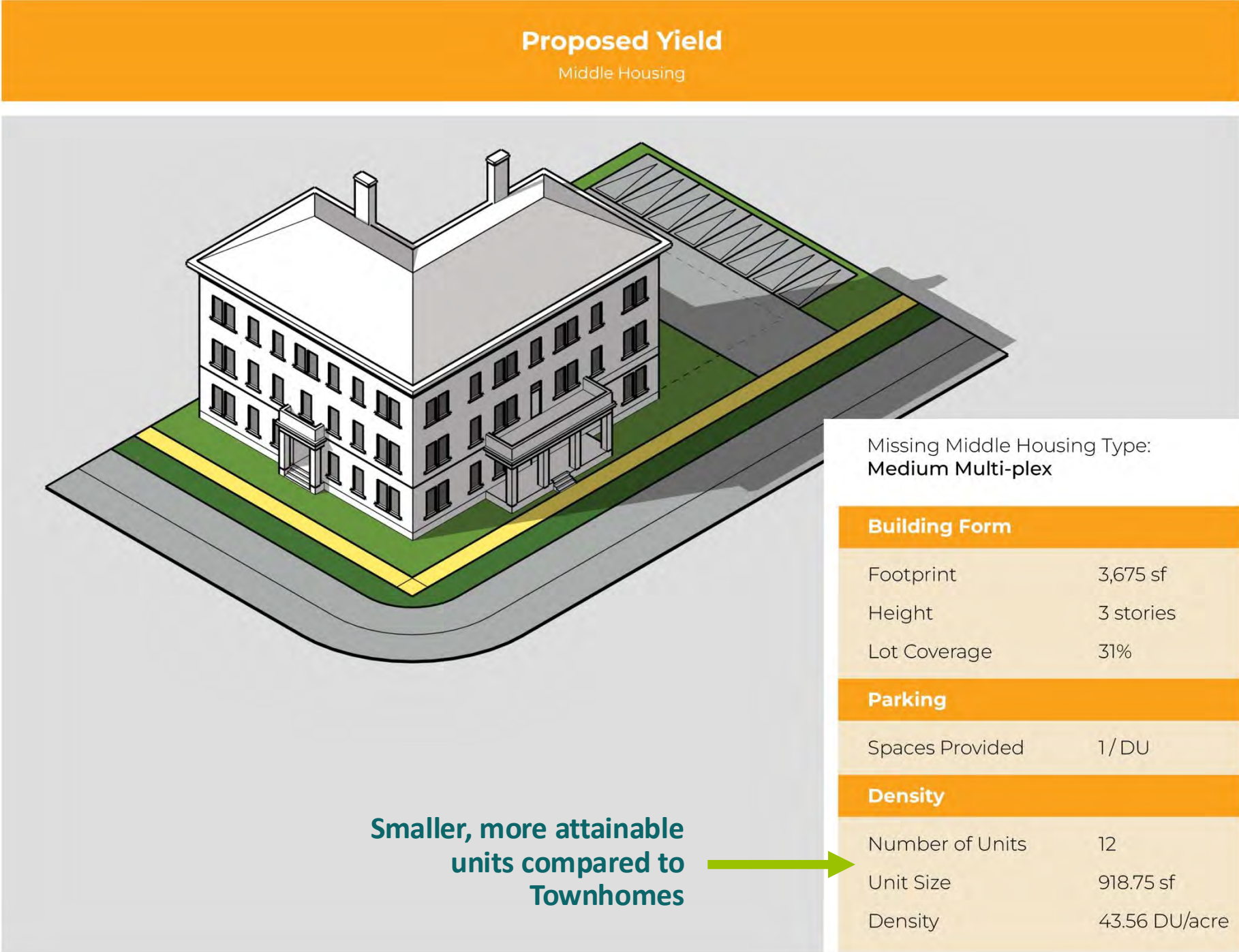
Density

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

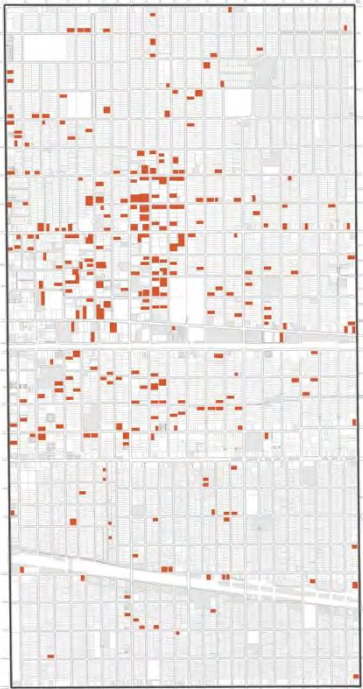


RESIDENTIAL TEST FITS

R-6 80' x 150'

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

Key Map
Lot Widths
70'-99'

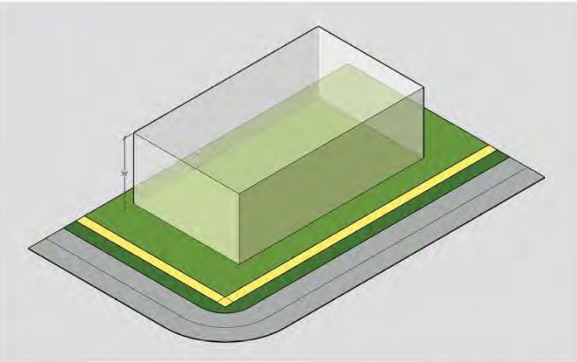


Allowed Building Envelope

Setbacks, Height & Lot Coverage

Existing Yield

Maximum Development Per Existing Standards



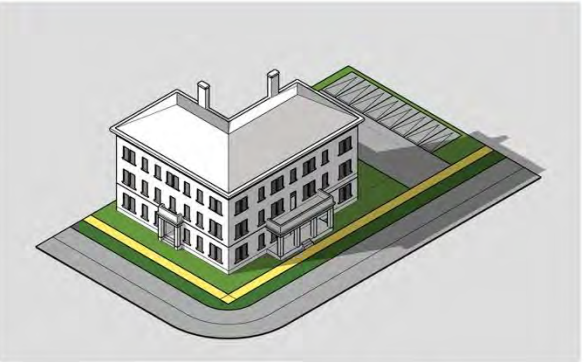
The extent of the building's exterior walls and roof



Slot Homes / Townhomes

Proposed Yield

Middle Housing



Missing Middle Housing Type:
Medium Multiplex

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

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

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

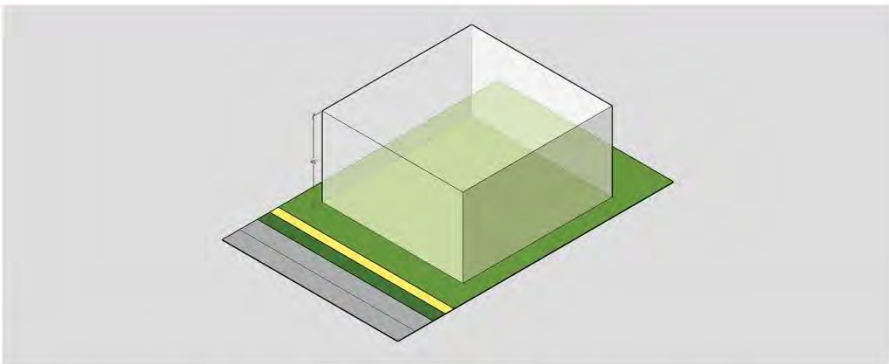
R-7 100' x 125'

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

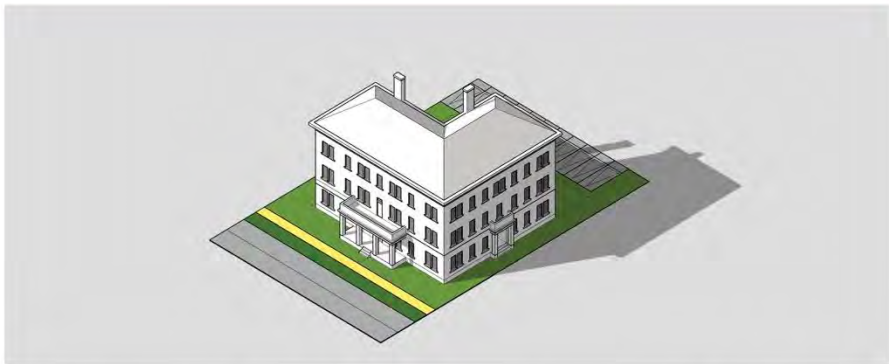
Spaces Required (min.)	1 / dwelling unit
------------------------	-------------------

Density

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

Existing Yield

Maximum Development Per Existing Standards



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sunti omnimenbo. Ut lam dolorum liti

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

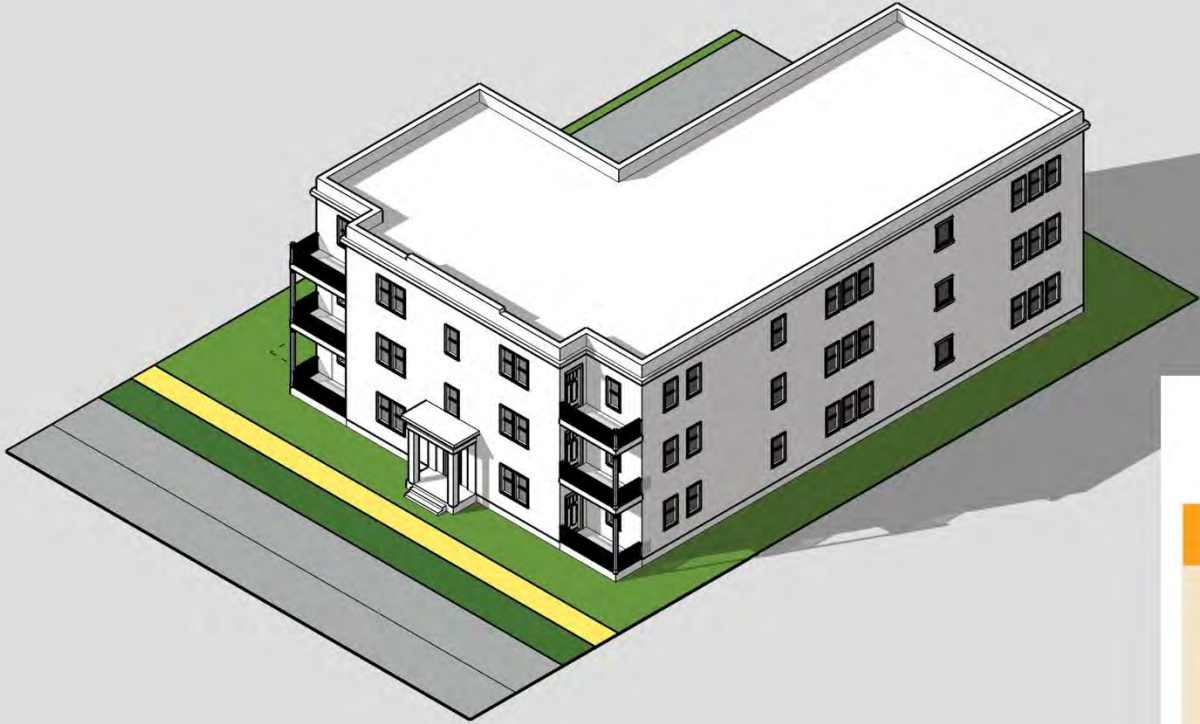
RESIDENTIAL TEST FITS

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

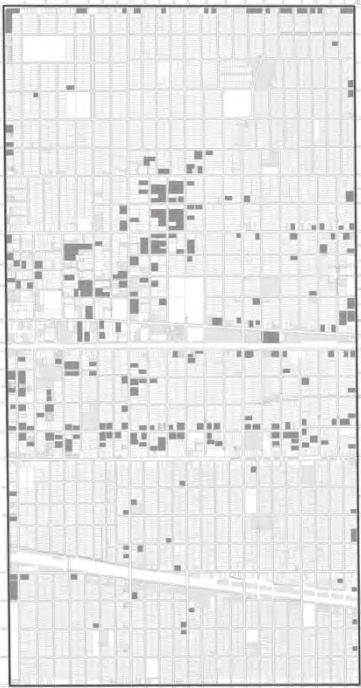
Missing Middle Housing Type:
Large Multiplex

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?



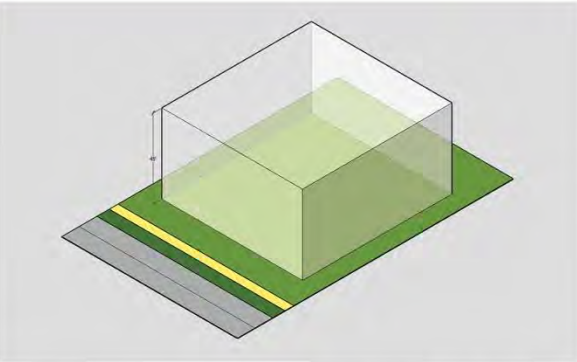
Key Map
Lot Widths
100+

Allowed Building Envelope

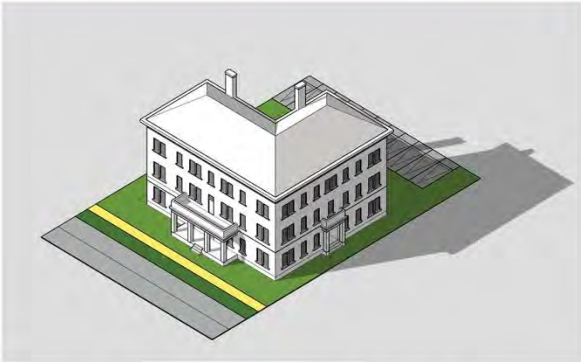
Setbacks, Height & Lot Coverage

Existing Yield

Maximum Development Per Existing Standards



The extent of the building's exterior walls and roof



Bisin consecra borror milluptat ea-
quis cus eum excerae sunti omni-
menbo. Ut lam dolorum liti

Proposed Yield

Middle Housing



Missing Middle Housing Type:
Large Multiplex

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

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

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)

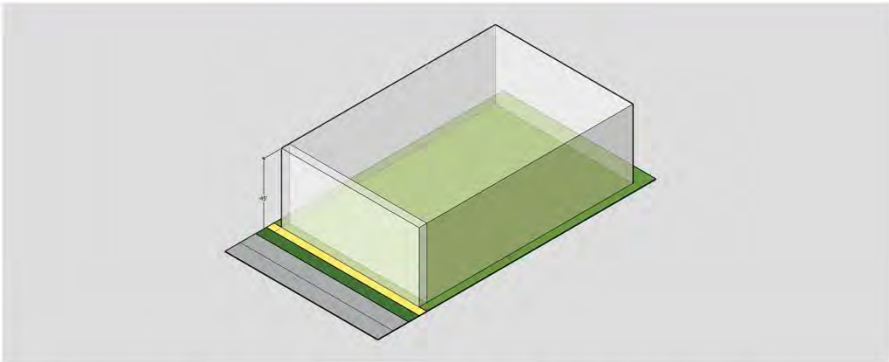
100' x 150'

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

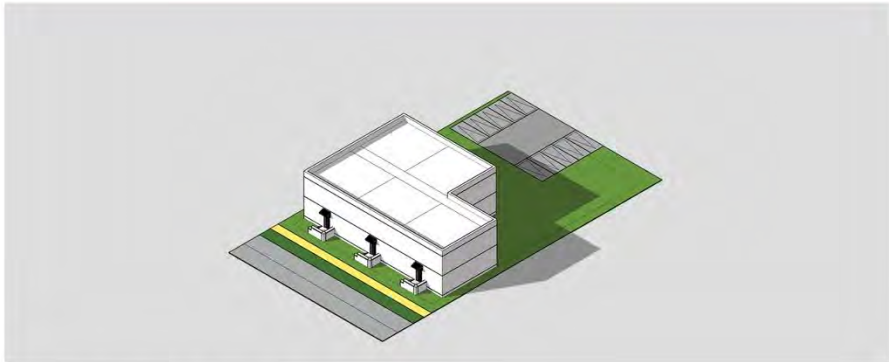
Spaces Required (min.)	1 / dwelling unit
------------------------	-------------------

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



RESIDENTIAL TEST FITS

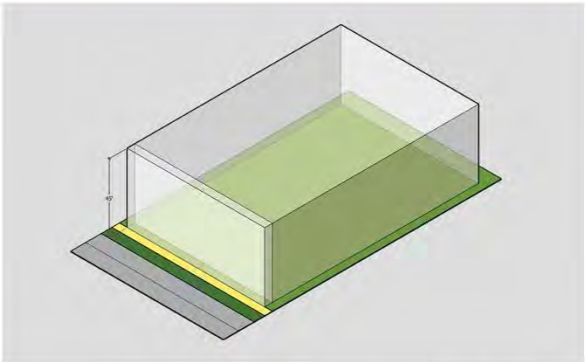
Corridor #1 (Low)

100' x 150'

Where is this scale most appropriate?

Allowed Building Envelope

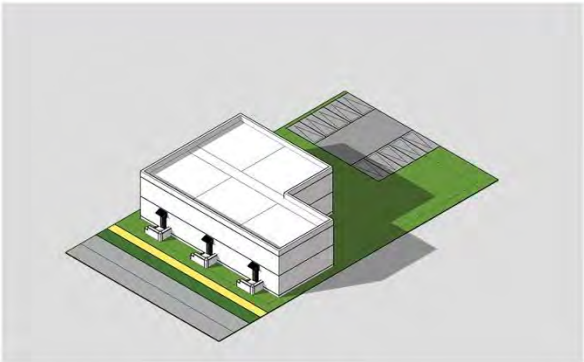
Setbacks, Height & Lot Coverage



The extent of the building's exterior walls and roof

Existing Yield

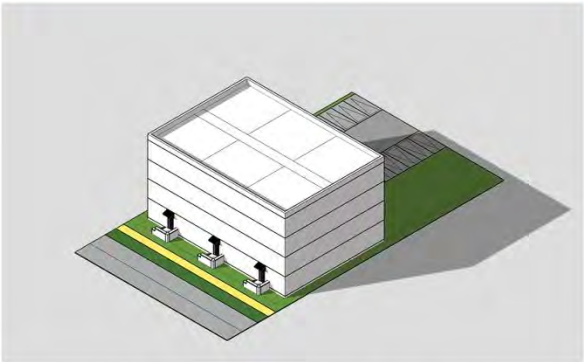
Maximum Development Per Existing Standards



Multi-family Building

Proposed Yield

Middle Housing



Missing Middle Housing Type: Large Multiplex

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)
---------------	--------------------------

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

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)

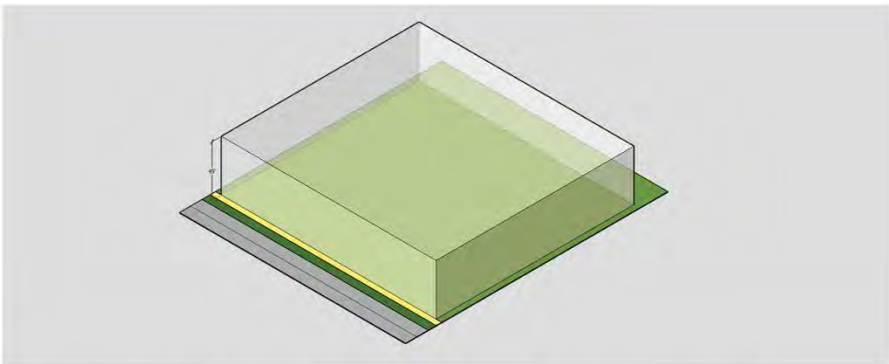
200' x 200'

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

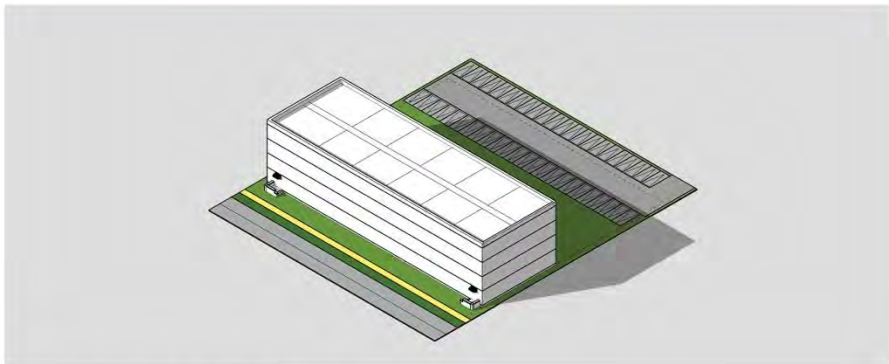
Spaces Required (min.)	1 / dwelling unit
------------------------	-------------------

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

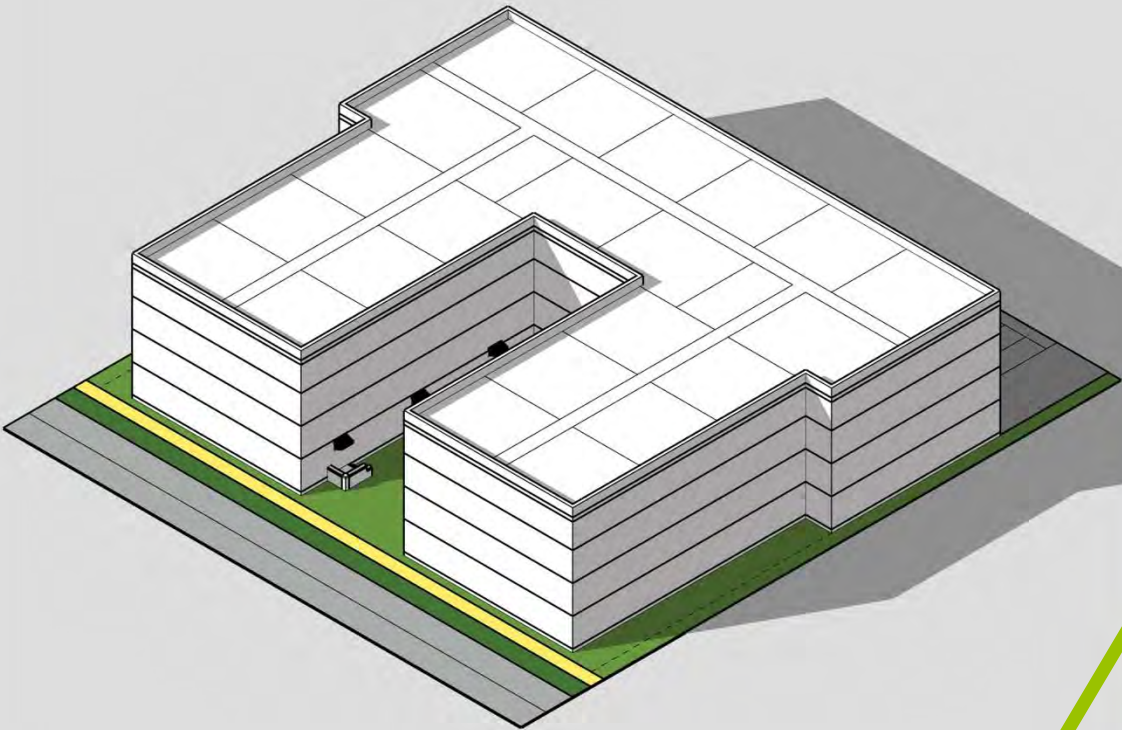
Corridor 2 (High)

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

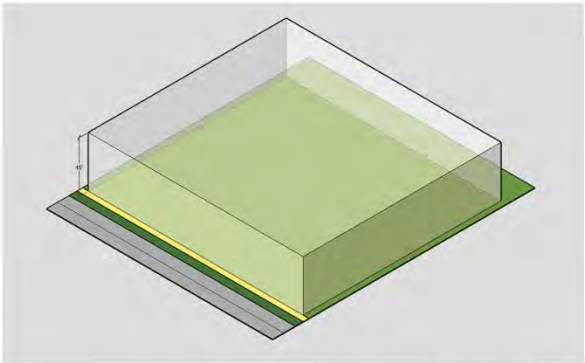
Corridor 2 (High)

200' x 200'

Where is this scale most appropriate?

Allowed Building Envelope

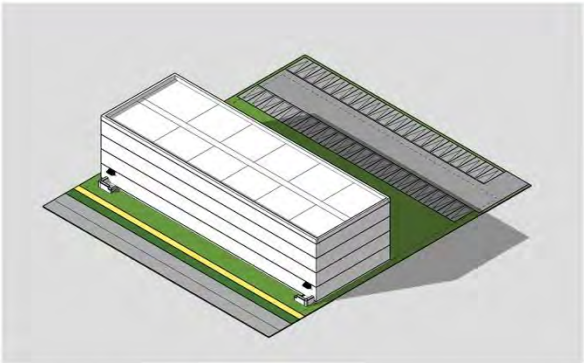
Setbacks, Height & Lot Coverage



The extent of the building's exterior walls and roof

Existing Yield

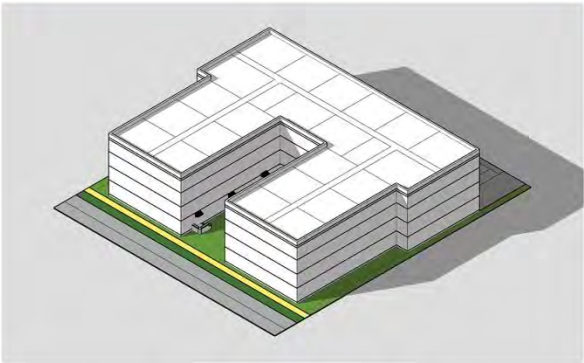
Maximum Development Per Existing Standards



Multi-family Building

Proposed Yield

Middle Housing



Missing Middle Housing Type: Courtyard Building

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)

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

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

Table 8-1 Use Matrix Use	R-1	R-2	R-3 -50 & -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							

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

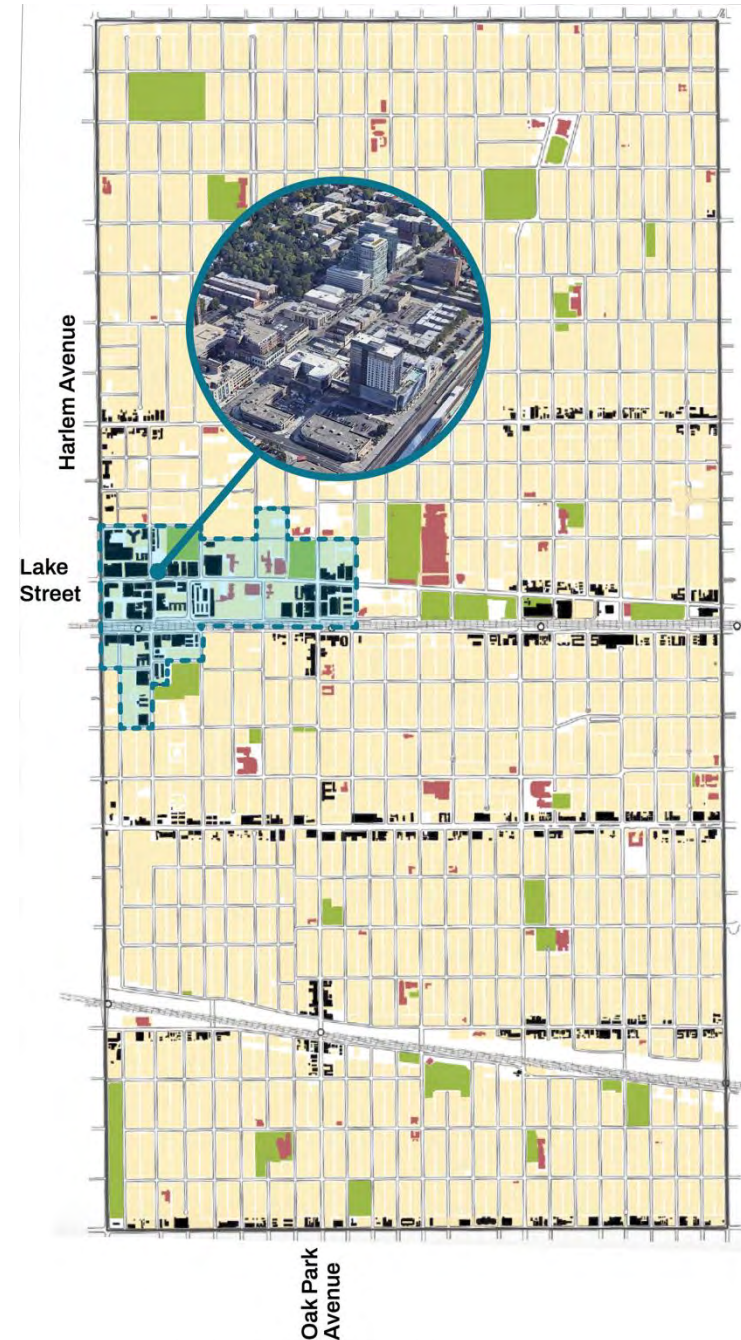
- Requirements consume buildable area on small lots and drive-up costs
- Minimum Parking: 2 spaces per unit for townhouses vs 1 for multi-family.
 - ADU: No additional parking required.
- Parking Flexibility and Reductions: Many types in commercial districts
 - 3,500 Will be complemented by “People Over 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?



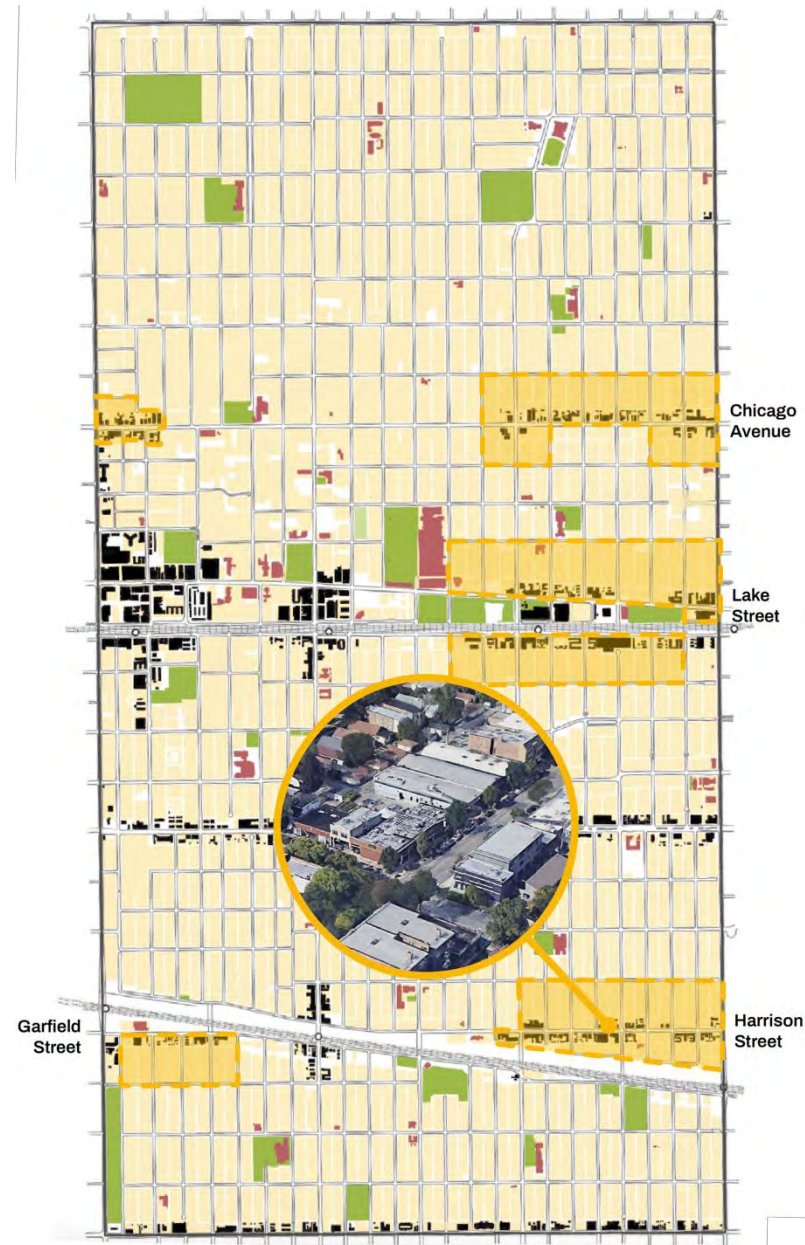
PLACE TYPES CORRIDORS

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



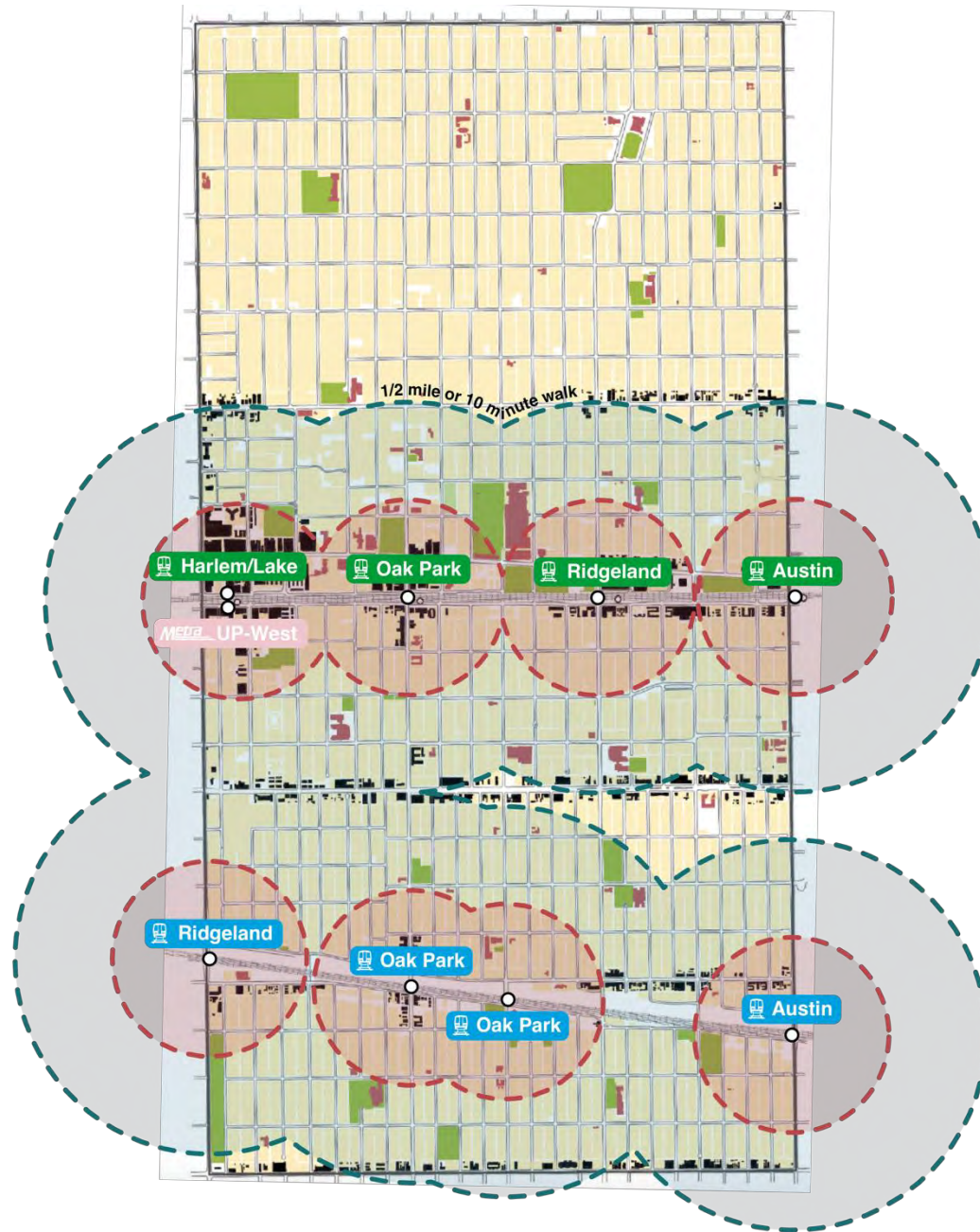
PLACE TYPES NEIGHBORHOOD CENTERS

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



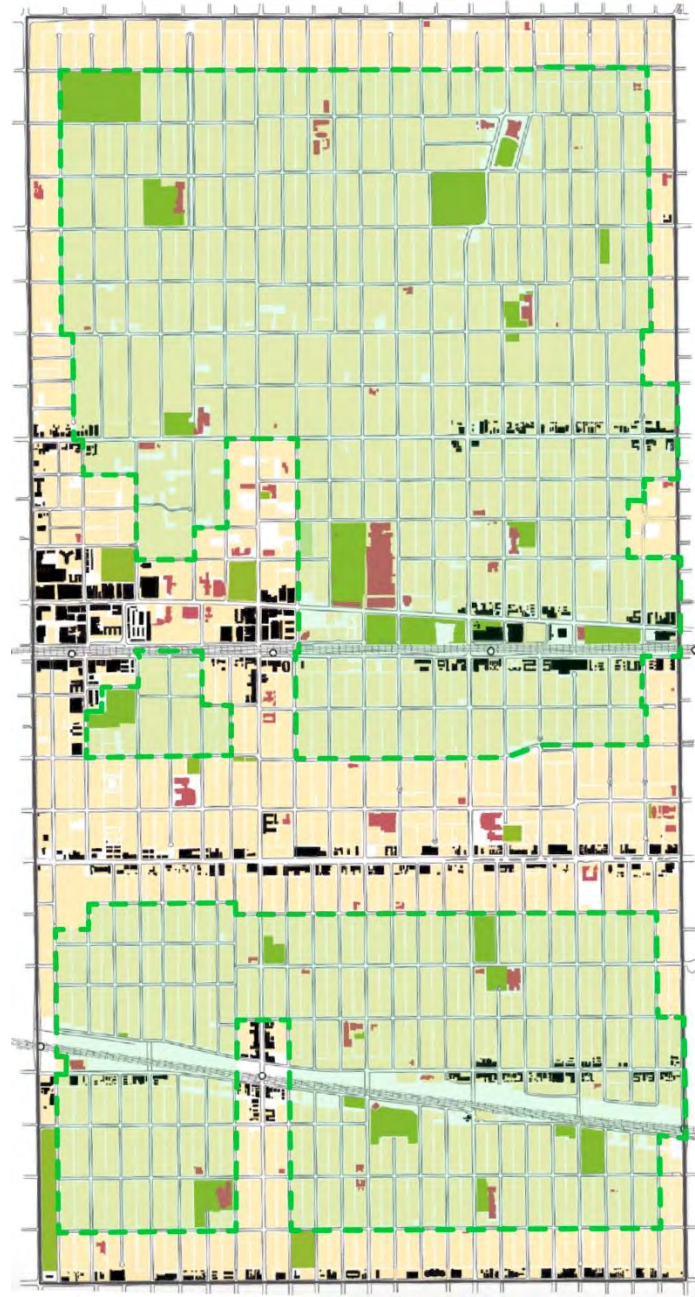
PLACE TYPES TRANSIT

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

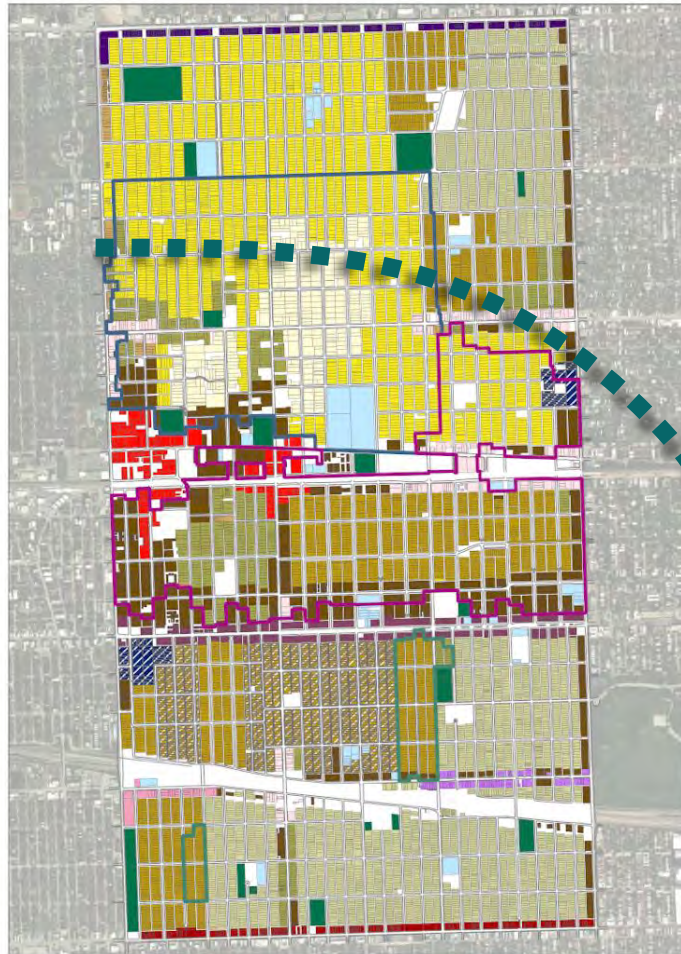


PLACE TYPES **NEIGHBORHOOD RESIDENTIAL**

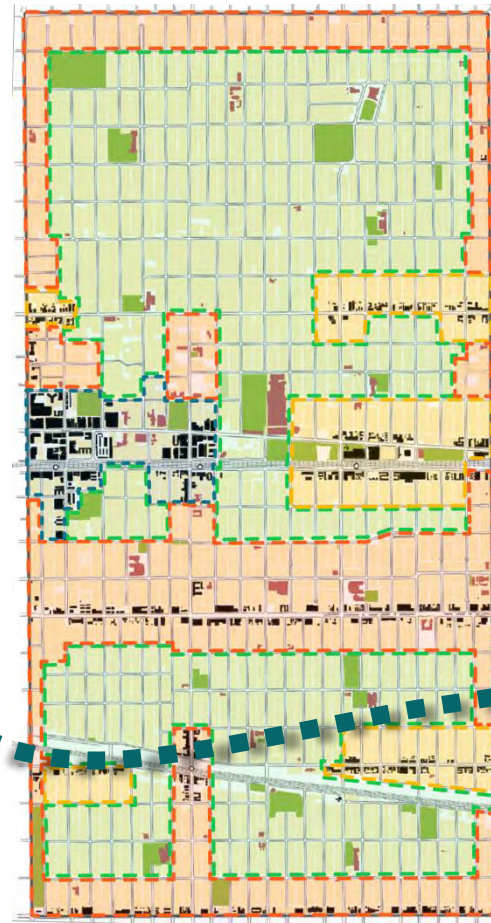
What scale of housing are
you comfortable allowing
in these areas?



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	
Bulk Standards								
Min. Lot Area	10,000 sf	6,200 sf	5,000 sf	3,500 sf	3,500 sf	SF: 3,500 sf 2F: 5,000 sf	SF: 3,500 sf 2F: 5,000 sf MF: 44 dua	SF: 3,500 sf 2F: 5,000 sf MF: 57 dua
Min. Lot Width	50 ft	50 ft	40 ft	35 ft	30 ft	SF: 35 ft 2F: 50 ft	SF: 35 ft 2F: 50 ft MF: 60 ft	SF: 35 ft 2F: 50 ft 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% 2F: 50%	SF: 40% 2F: 50% MF: 60%	SF: 40% 2F: 50% MF: 70%
Max. Impervious	50%	50%	50%	60%	60%	SF: 65% 2F: 70%	SF: 65% 2F: 70% MF: 75%	SF: 65% 2F: 70% MF: 80%
Required Setbacks								
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' >50' = 10% or 10'	<50 = 5' >50' = 10% or 10'
Min. Corner Side	9 ft	9 ft	8'	8 ft	8'	8'	<50' = 8' >50' = 15% or 15'	<50 = 8' >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

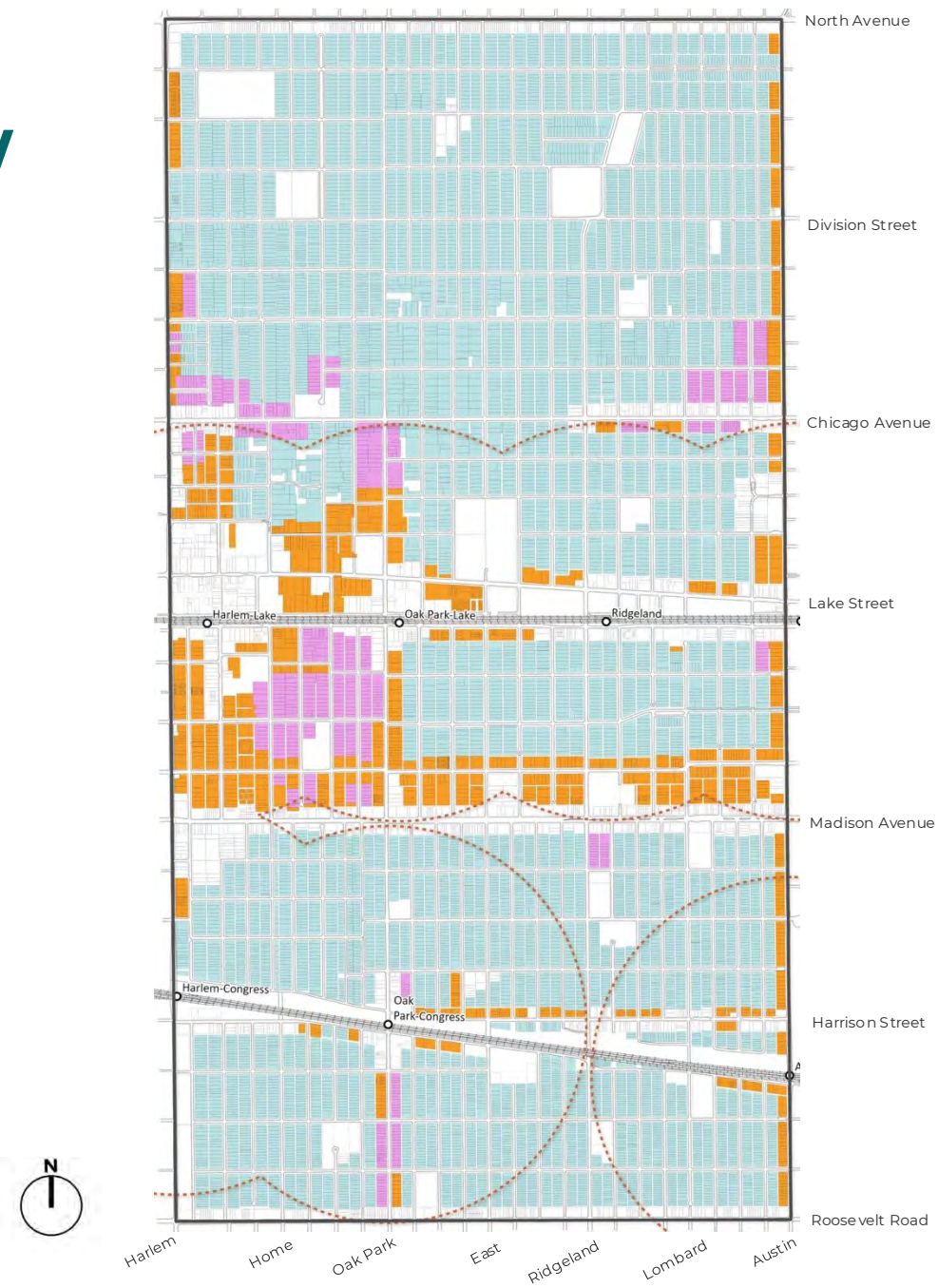
Least Intense

Most Intense

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	
Bulk Standards								
Min. Lot Area	10,000 sf	6,200 sf	5,000 sf	3,500 sf	3,500 sf	SF: 3,500 sf 2F: 5,000 sf	SF: 3,500 sf 2F: 5,000 sf MF: 44 dua	SF: 3,500 sf 2F: 5,000 sf MF: 57 dua
Min. Lot Width	50 ft	50 ft	40 ft	35 ft	30 ft	SF: 35 ft 2F: 50 ft	SF: 35 ft 2F: 50 ft MF: 60 ft	SF: 35 ft 2F: 50 ft 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% 2F: 50%	SF: 40% 2F: 50% MF: 60%	SF: 40% 2F: 50% MF: 70%
Max. Impervious	50%	50%	50%	60%	60%	SF: 65% 2F: 70%	SF: 65% 2F: 70% MF: 75%	SF: 65% 2F: 70% MF: 80%
Required Setbacks								
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' >50' = 10% or 10'	<50 = 5' >50' = 10% or 10'
Min. Corner Side	9 ft	9 ft	8'	8 ft	8'	8'	<50' = 8' >50' = 15% or 15'	<50 = 8' >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



Housing Composition (Current Zoning)

- Single-Family
- Two-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 -50 & -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	P							
Children's Home								S							
Dwelling – Single-Fam.	P	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

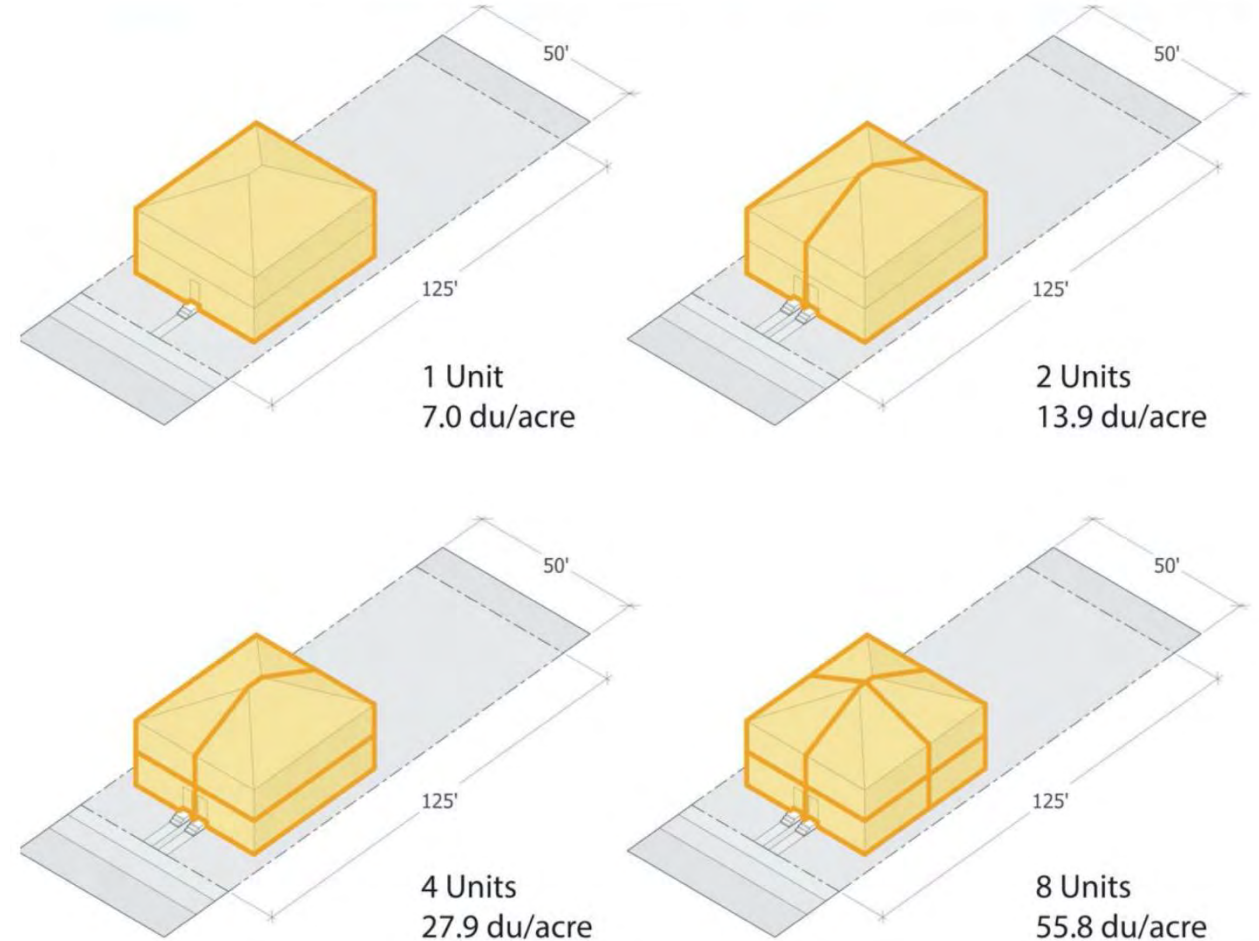
Existing Zoning District	R-1	R-2	R-3-50	R-3-35	R-4	R-5	R-6	R-7
Allowed Uses	Single-Family Detached and up to 1 ADU					Single-Family Detached, Two-Family	Single-Family Detached, Two-Family, Townhouse, Multi-family	
Bulk Standards								
Min. Lot Area	10,000 sf	6,200 sf	5,000 sf	3,500 sf	3,500 sf	SF: 3,500 sf 2F: 5,000 sf	SF: 3,500 sf 2F: 5,000 sf MF: 44 dua	SF: 3,500 sf 2F: 5,000 sf MF: 57 dua
Min. Lot Width	50 ft	50 ft	40 ft	35 ft	30 ft	SF: 35 ft 2F: 50 ft	SF: 35 ft 2F: 50 ft MF: 60 ft	SF: 35 ft 2F: 50 ft 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% 2F: 50%	SF: 40% 2F: 50% MF: 60%	SF: 40% 2F: 50% MF: 70%
Max. Impervious	50%	50%	50%	60%	60%	SF: 65% 2F: 70%	SF: 65% 2F: 70% MF: 75%	SF: 65% 2F: 70% MF: 80%
Required Setbacks								
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' >50' = 10% or 10'	<50 = 5' >50' = 10% or 10'
Min. Corner Side	9 ft	9 ft	8'	8 ft	8'	8'	<50' = 8' >50' = 15% or 15'	<50 = 8' >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

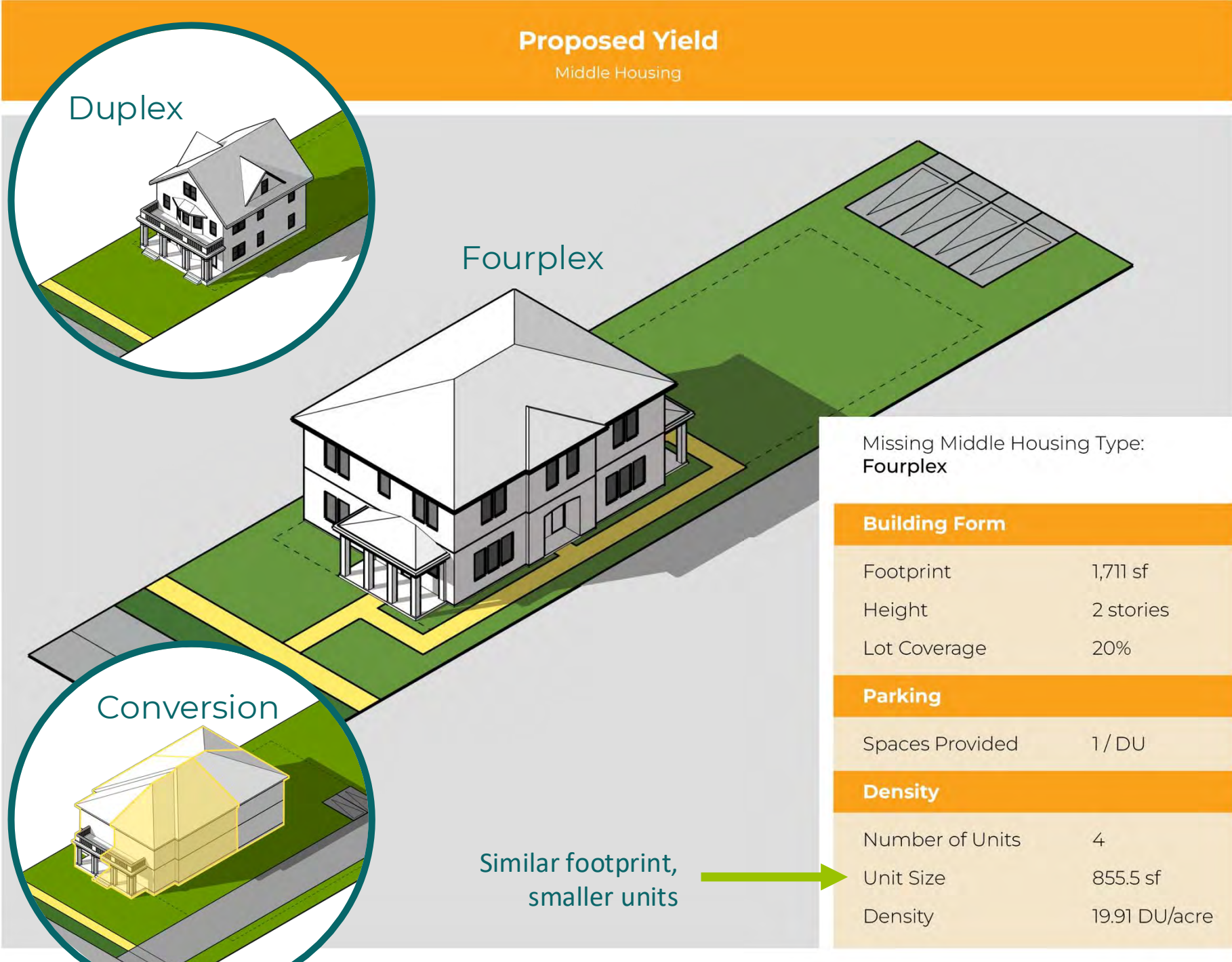
Mapped in very limited areas

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	
Bulk Standards								
Min. Lot Area	10,000 sf	6,200 sf	5,000 sf	3,500 sf	3,500 sf	SF: 3,500 sf 2F: 5,000 sf	SF: 3,500 sf 2F: 5,000 sf MF: 44 dua	SF: 3,500 sf 2F: 5,000 sf MF: 57 dua
Min. Lot Width	50 ft	50 ft	40 ft	35 ft	30 ft	SF: 35 ft 2F: 50 ft	SF: 35 ft 2F: 50 ft MF: 60 ft	SF: 35 ft 2F: 50 ft 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% 2F: 50%	SF: 40% 2F: 50% MF: 60%	SF: 40% 2F: 50% MF: 70%
Max. Impervious	50%	50%	50%	60%	60%	SF: 65% 2F: 70%	SF: 65% 2F: 70% MF: 75%	SF: 65% 2F: 70% MF: 80%
Required Setbacks								
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' >50' = 10% or 10'	<50 = 5' >50' = 10% or 10'
Min. Corner Side	9 ft	9 ft	8'	8 ft	8'	8'	<50' = 8' >50' = 15% or 15'	<50 = 8' >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

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



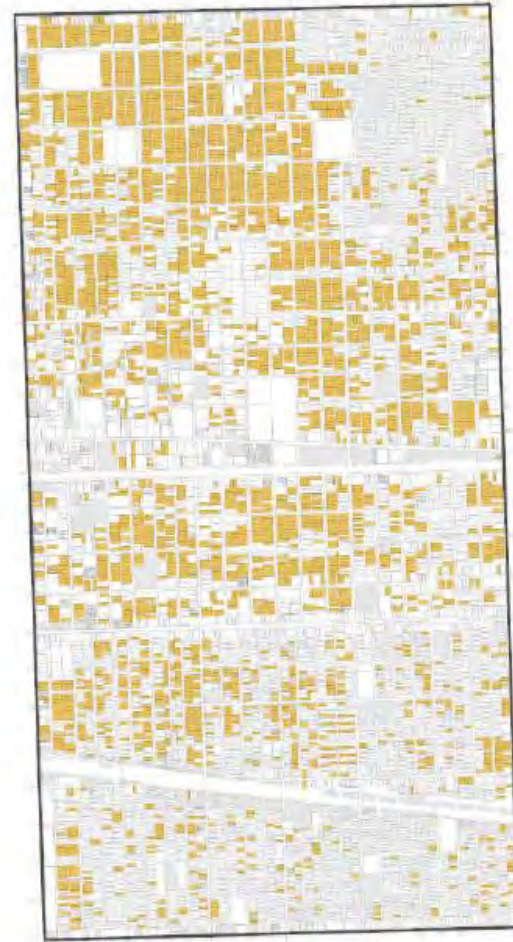
LOT WIDTH IS MOST IMPORTANT



100+'



70-99'



50-69'



30-49'

EXISTING ZONING STANDARDS | Similar Standards

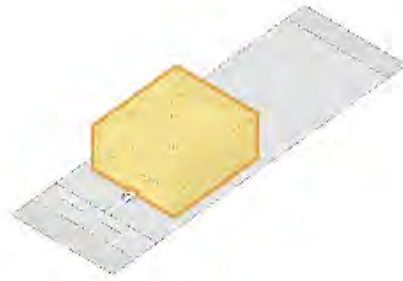
Mapped in very limited areas

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	
Bulk Standards								
Min. Lot Area	10,000 sf	6,200 sf	5,000 sf	3,500 sf	3,500 sf	SF: 3,500 sf 2F: 5,000 sf	SF: 3,500 sf 2F: 5,000 sf MF: 44 dua	SF: 3,500 sf 2F: 5,000 sf MF: 57 dua
Min. Lot Width	50 ft	50 ft	40 ft	35 ft	30 ft	SF: 35 ft 2F: 50 ft	SF: 35 ft 2F: 50 ft MF: 60 ft	SF: 35 ft 2F: 50 ft 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% 2F: 50%	SF: 40% 2F: 50% MF: 60%	SF: 40% 2F: 50% MF: 70%
Max. Impervious	50%	50%	50%	60%	60%	SF: 65% 2F: 70%	SF: 65% 2F: 70% MF: 75%	SF: 65% 2F: 70% MF: 80%
Required Setbacks								
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' >50' = 10% or 10'	<50 = 5' >50' = 10% or 10'
Min. Corner Side	9 ft	9 ft	8'	8 ft	8'	8'	<50' = 8' >50' = 15% or 15'	<50 = 8' >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

BUILDING TYPOLOGIES + USE

Each type has
an intended
form & scale

House-scale vs
Block-scale



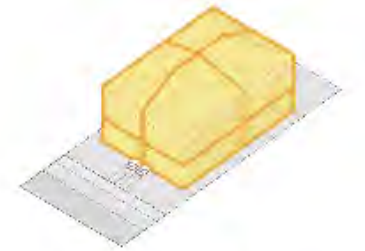
HOUSE
48' x 48'



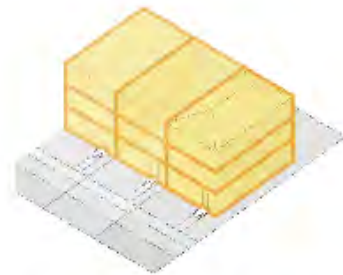
DUPLEX
48' x 48'



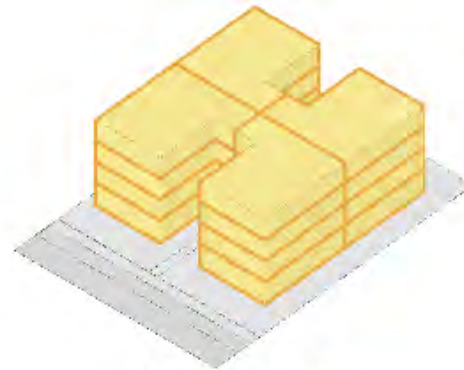
TRIPLEX
30' x 48'



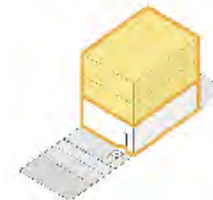
FOURPLEX
48' x 60'



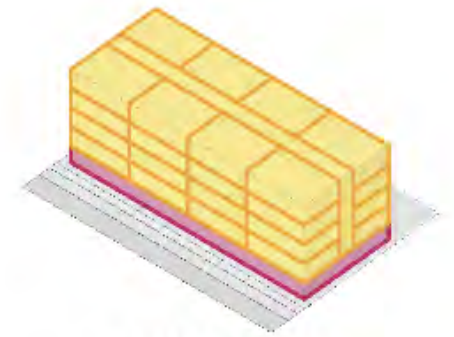
TOWNHOUSE
30' x 48'



MULTIPLEX
80' x 110' max.



LIVE/WORK
30' x 48' max.



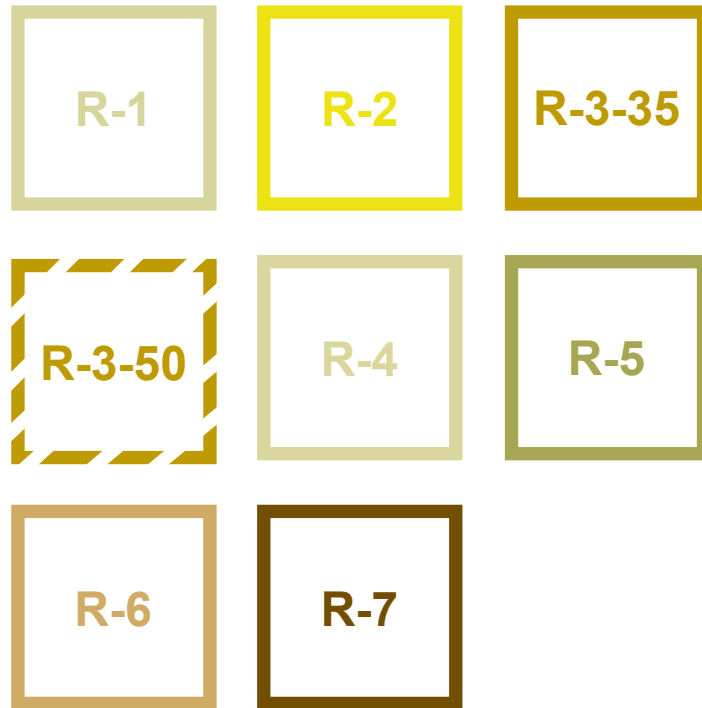
MIXED-USE
block-scale

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 	
Bulk Standards								
Min. Lot Area	10,000 sf	6,200 sf	5,000 sf	3,500 sf	3,500 sf	SF: 3,500 sf 2F: 5,000 sf	SF: 3,500 sf 2F: 5,000 sf MF: 44 dua	SF: 3,500 sf 2F: 5,000 sf MF: 57 dua
Min. Lot Width	50 ft	50 ft	40 ft	35 ft	30 ft	SF: 35 ft 2F: 50 ft	SF: 35 ft 2F: 50 ft MF: 60 ft	SF: 35 ft 2F: 50 ft 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% 2F: 50%	SF: 40% 2F: 50% MF: 60%	SF: 40% 2F: 50% MF: 70%
Max. Impervious	50%	50%	50%	60%	60%	SF: 65% 2F: 70%	SF: 65% 2F: 70% MF: 75%	SF: 65% 2F: 70% MF: 80%
Required Setbacks								
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' >50' = 10% or 10'	<50 = 5' >50' = 10% or 10'
Min. Corner Side	9 ft	9 ft	8'	8 ft	8'	8'	<50' = 8' >50' = 15% or 15'	<50 = 8' >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

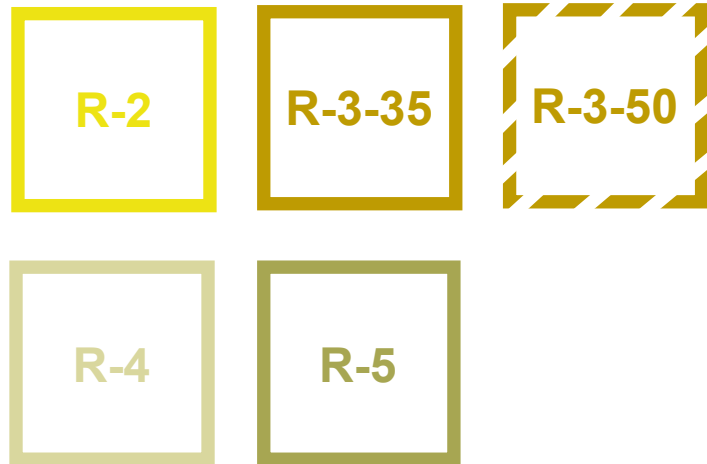
ALLOWED HOUSING TYPES

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



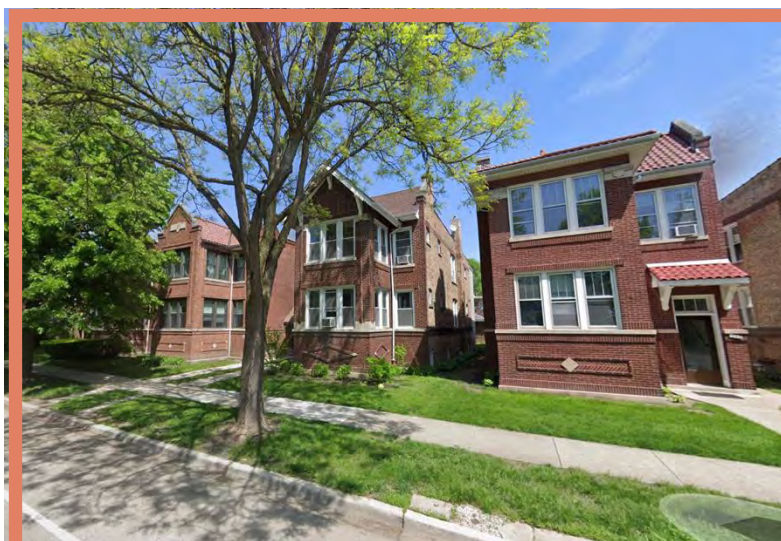
Neighborhood
High

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



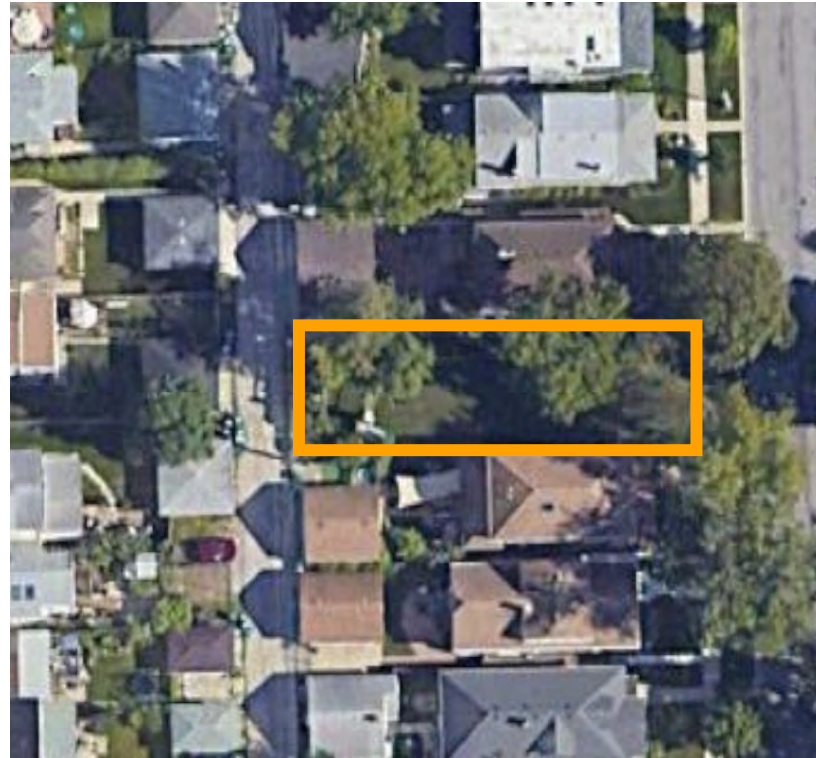
NEIGHBORHOOD HIGH

SNAPSHOT OF OPPORTUNITY SITES



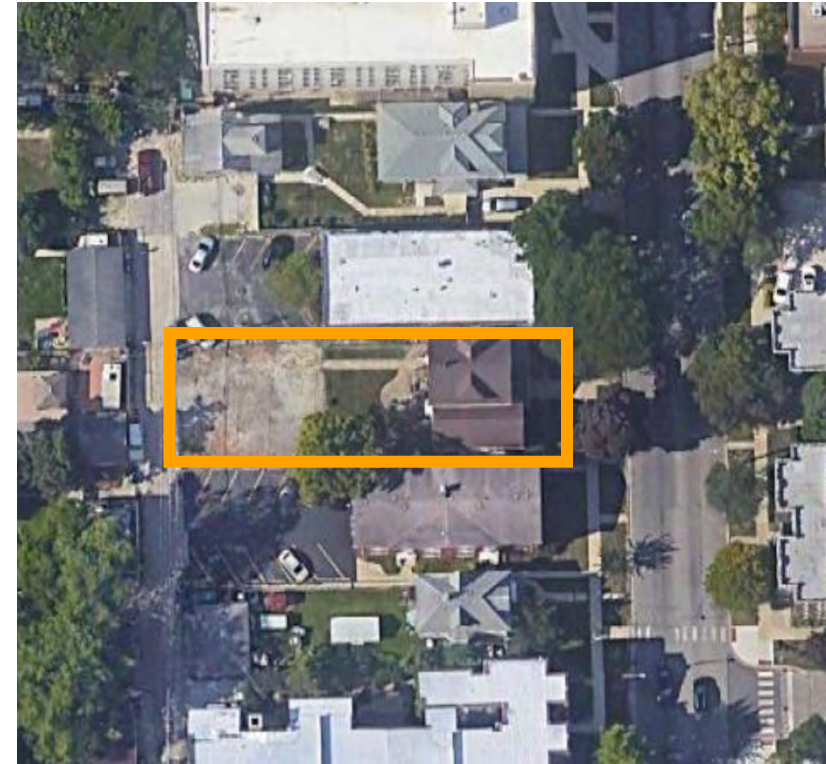
40' WIDE LOT

R-2



35' WIDE LOT

R-4



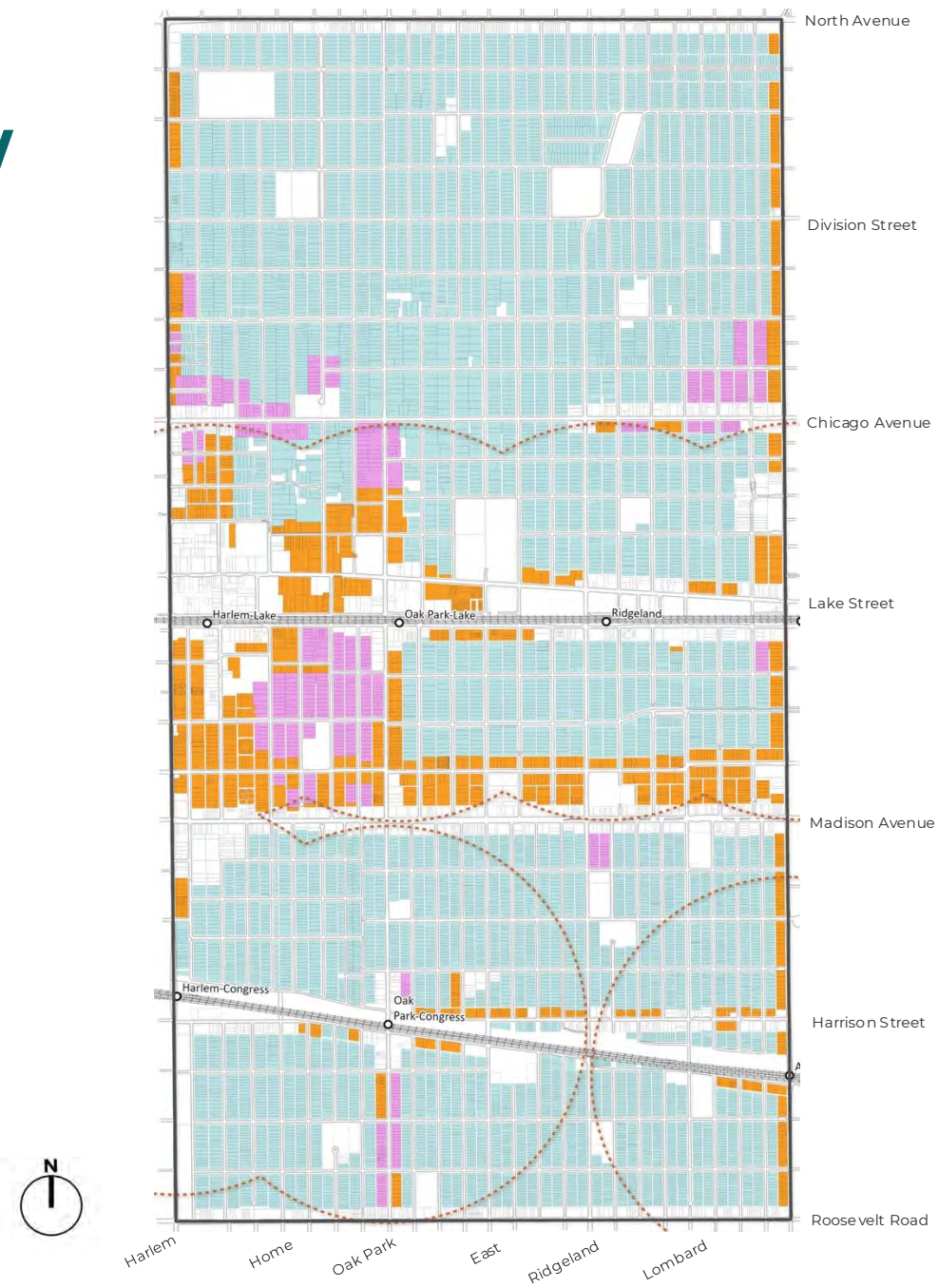
50' WIDE LOT

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 Townhouse (S)	Non-Residential, Mixed-Use, L/W Multi-Family Townhouse (S)	Non-Residential, Mixed-Use, L/W Multi-Family (S)	Non-Residential, Mixed-Use, L/W Multi-Family Townhouse (S)	Non-Residential, Mixed-Use Multi-family (S) L/W (S) Townhouse (S)	Non-Residential, Mixed-Use Multi-family (S) L/W (S) Townhouse (S)	Non-Residential, Mixed-Use
Bulk Standards							
Min. Lot Area	Non-Res: None MU: 750 sf/du MF: 1000 sf/du	Non-Res: None MU: 750 sf/du MF: 1500 sf/du	Non-Res: None MU: None MF: 1000 sf/du	Non-Res: None MU: 750 sf/du MF: 1000 sf/du	Non-Res: None MU: 1000 sf/du MF: 1000 sf/du	Non-Res: None MU: None MF: 750 sf/du	Non-Res: None MU: None 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 MF: 40 ft, 3 stories	50 ft	See Height Map
Required Setbacks							
Min. Front	0' min.	0-5' BTZ	MU: 0' BTL MF: 0-5' min	0' min.	Varies by Location 2.5 - 10' BTZ Side Street: 0-5' BTZ	Varies by Location Austin & OP: 0-5' Harlem & OP: 3 - 5' 5 - 15' BTZ 0 - 15' BTZ	0' BTL
Min. Interior Side	MU: 0-10' BTZ MF: 5' min	MU: 0-10' BTZ MF: 5' min	MU: 0-10' BTZ MF: 5' min	MU: 0-10' BTZ MF: 5' min	0' min.	MU: 0' BTL MF: 0' min	0' BTL
Min. Rear	10' if alley, 15' if no alley	10' if alley, 15' if no alley	10' if alley, 15' if no alley	10' if alley, 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



Housing Composition (Current Zoning)

- Single-Family
- Two-family
- Multi-family

EXISTING ZONING STANDARDS | Density

Existing Zoning District	GC 	NC 	HS 	NA 	RR-P 	MS 	DT 
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) L/W (S) Townhouse (S)	Multi-family (S) L/W (S) Townhouse (S)	
Bulk Standards							
Min. Lot Area	Non-Res: None MU: 750 sf/du MF: 1000 sf/du	Non-Res: None MU: 750 sf/du MF: 1500 sf/du	Non-Res: None MU: None MF: 1000 sf/du	Non-Res: None MU: 750 sf/du MF: 1000 sf/du	Non-Res: None MU: 1000 sf/du MF: 1000 sf/du	Non-Res: None MU: None MF: 750 sf/du	Non-Res: None MU: None 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 MF: 40 ft, 3 stories	50 ft	See Height Map
Required Setbacks							
Min. Front	0' min.	0-5' BTZ	MU: 0' BTL MF: 0-5' min	0' min.	Varies by Location 2.5 - 10' BTZ Side Street: 0-5' BTZ	Varies by Location Austin & OP: 0-5' Harlem & OP: 3 - 5' 5 - 15' BTZ 0 - 15' BTZ	0' BTL
Min. Interior Side	MU: 0-10' BTZ MF: 5' min	MU: 0-10' BTZ MF: 5' min	MU: 0-10' BTZ MF: 5' min	MU: 0-10' BTZ MF: 5' min	0' min.	MU: 0' BTL MF: 0' min	0' BTL
Min. Rear	10' if alley, 15' if no alley	10' if alley, 15' if no alley	10' if alley, 15' if no alley	10' if alley, 15' if no alley	0' , 20' for all residential floors	25' from lot line of adjoining lot	0' or 15' if abutting residential

Similar Uses

RESIDENTIAL TEST FITS

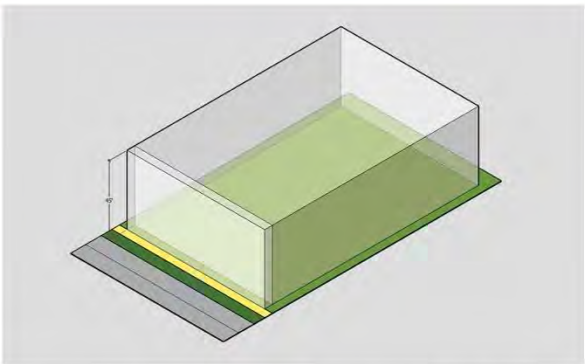
Corridor #1 (Low)

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

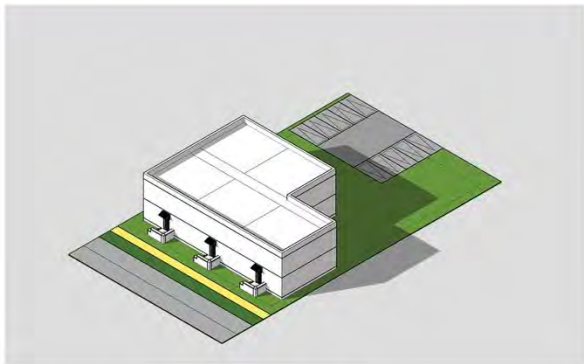
Spaces Required (min.)	1 / DU
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Density

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

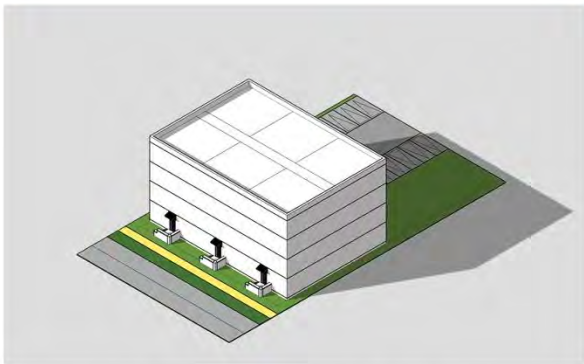
Spaces Provided	1 / DU
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Density

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

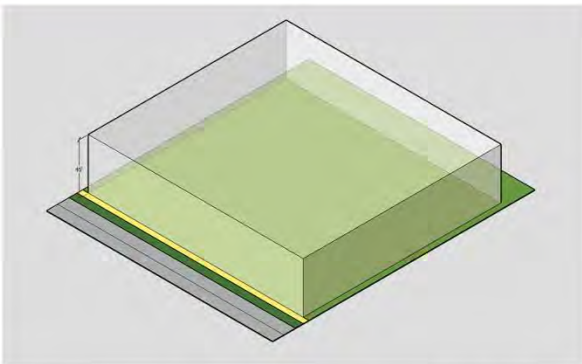
Corridor 2 (High)

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

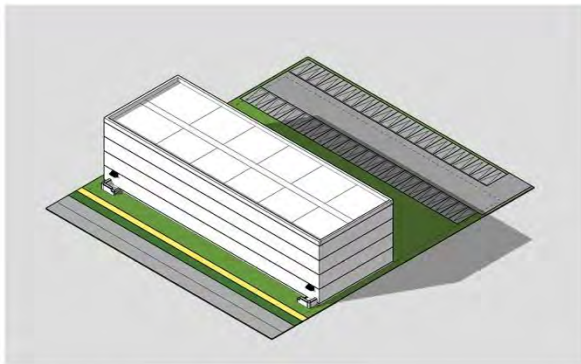
Spaces Required (min.) 1 / DU

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

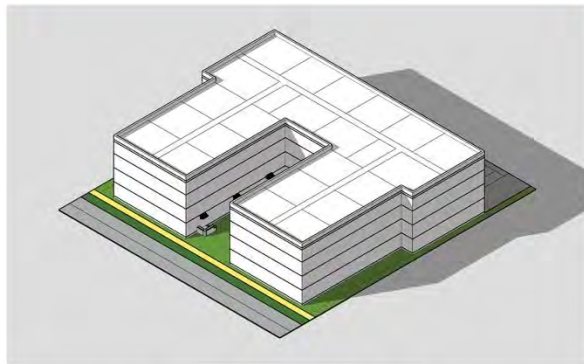
Spaces Provided 1 / DU

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 Townhouse (S)	Non-Residential, Mixed-Use, L/W Multi-Family Townhouse (S)	Non-Residential, Mixed-Use, L/W Multi-Family Multi-Family (S)	Non-Residential, Mixed-Use, L/W Multi-Family Townhouse (S)	Non-Residential, Mixed-Use Multi-family (S) L/W (S) Townhouse (S)	Non-Residential, Mixed-Use Multi-family (S) L/W (S) Townhouse (S)	Non-Residential, Mixed-Use
Bulk Standards							
Min. Lot Area	Non-Res: None MU: 750 sf/du MF: 1000 sf/du	Non-Res: None MU: 750 sf/du MF: 1500 sf/du	Non-Res: None MU: None MF: 1000 sf/du	Non-Res: None MU: 750 sf/du MF: 1000 sf/du	Non-Res: None MU: 1000 sf/du MF: 1000 sf/du	Non-Res: None MU: None MF: 750 sf/du	Non-Res: None MU: None 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 MF: 40 ft, 3 stories	50 ft	See Height Map
Required Setbacks							
Min. Front	0' min.	0-5' BTZ	MU: 0' BTL MF: 0-5' min	0' min.	Varies by Location 2.5 - 10' BTZ Side Street: 0-5' BTZ	Varies by Location Austin & OP: 0-5' Harlem & OP: 3 - 5' 5 - 15' BTZ 0 - 15' BTZ	0' BTL
Min. Interior Side	MU: 0-10' BTZ MF: 5' min	MU: 0-10' BTZ MF: 5' min	MU: 0-10' BTZ MF: 5' min	MU: 0-10' BTZ MF: 5' min	0' min.	MU: 0' BTL MF: 0' min	0' BTL
Min. Rear	10' if alley, 15' if no alley	10' if alley, 15' if no alley	10' if alley, 15' if no alley	10' if alley, 15' if no alley	0' , 20' for all residential floors	25' from lot line of adjoining lot	0' or 15' if abutting residential

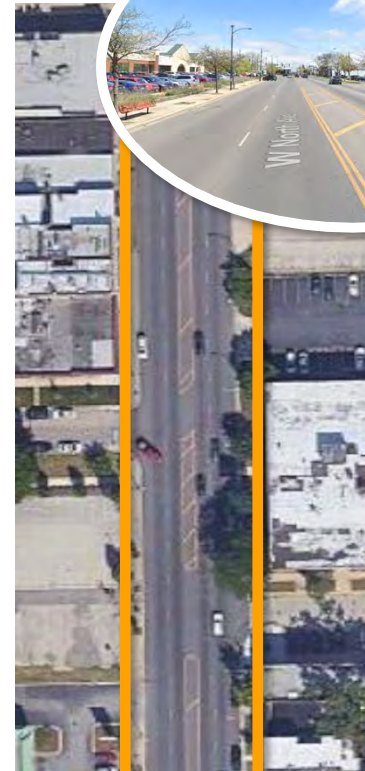
STREET WIDTH MOST IMPORTANT



66' ROW
HARRISON
STREET



80' ROW
NEIGHBORHOOD
CENTER



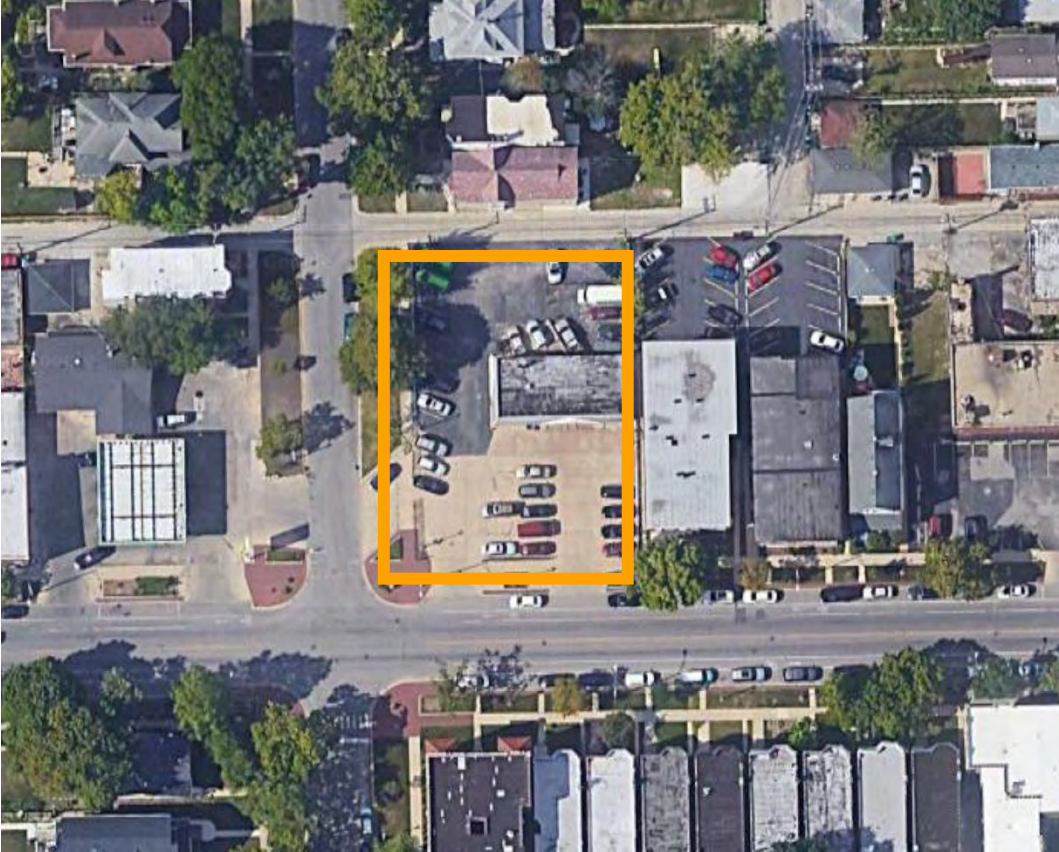
100' ROW
NORTH
AVENUE



115' ROW
MADISON
STREET

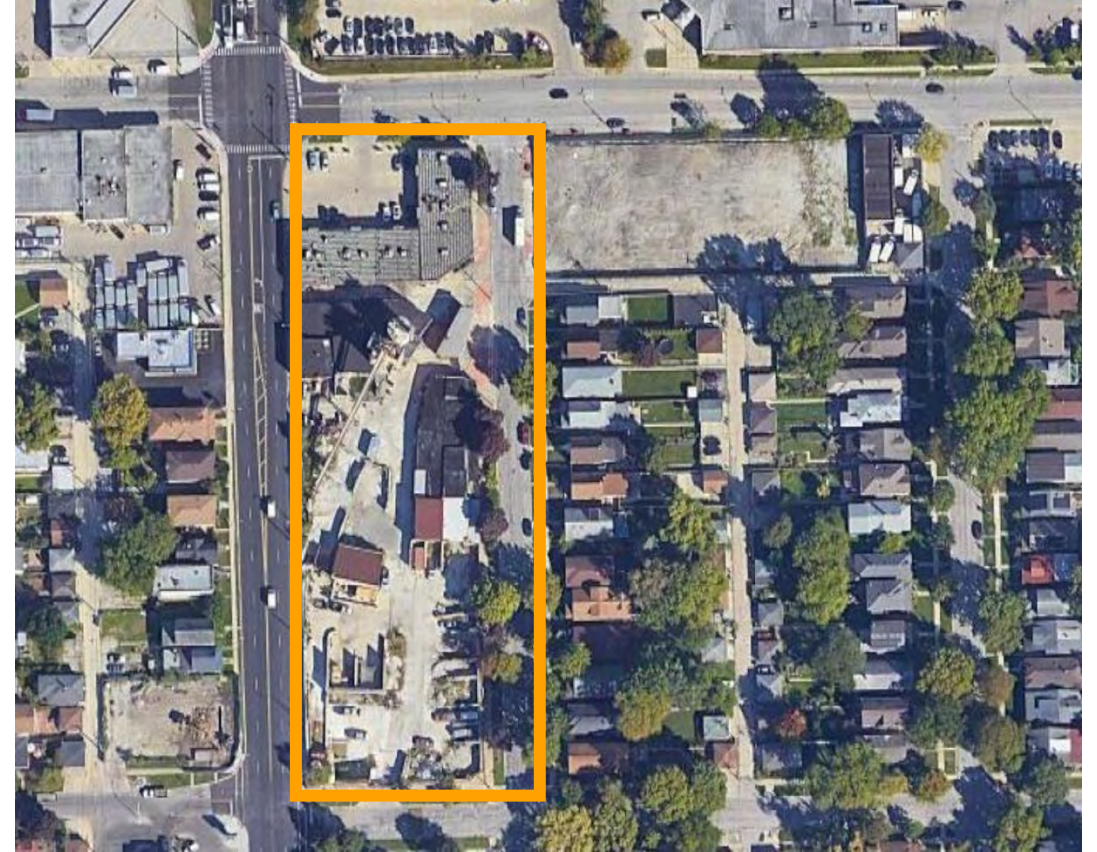


SNAPSHOT OF OPPORTUNITY SITES



100' WIDE LOT

Neighborhood Commercial (NC)

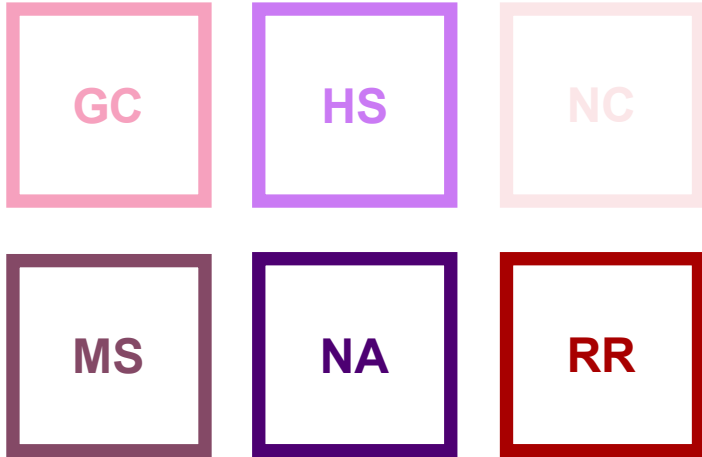


2.29 Acres

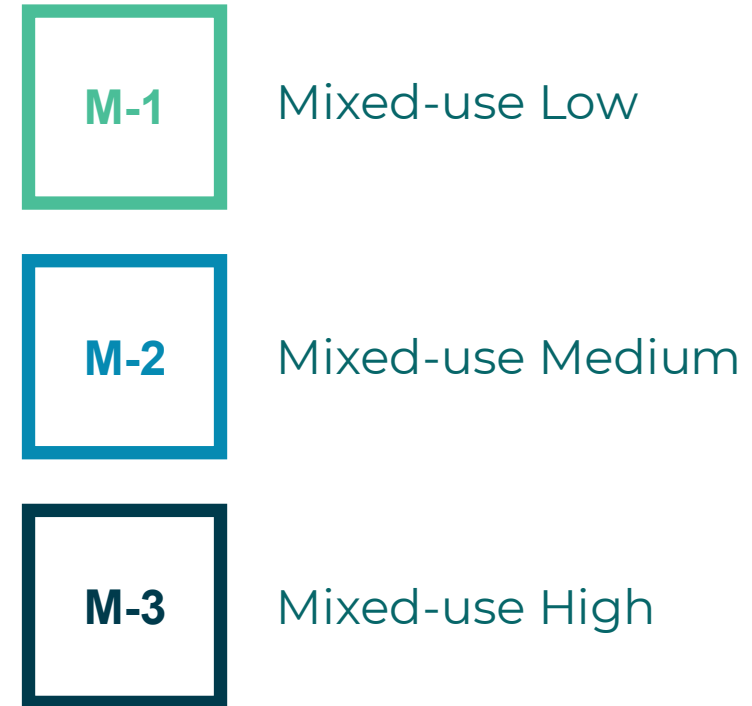
General Commercial (GC)

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

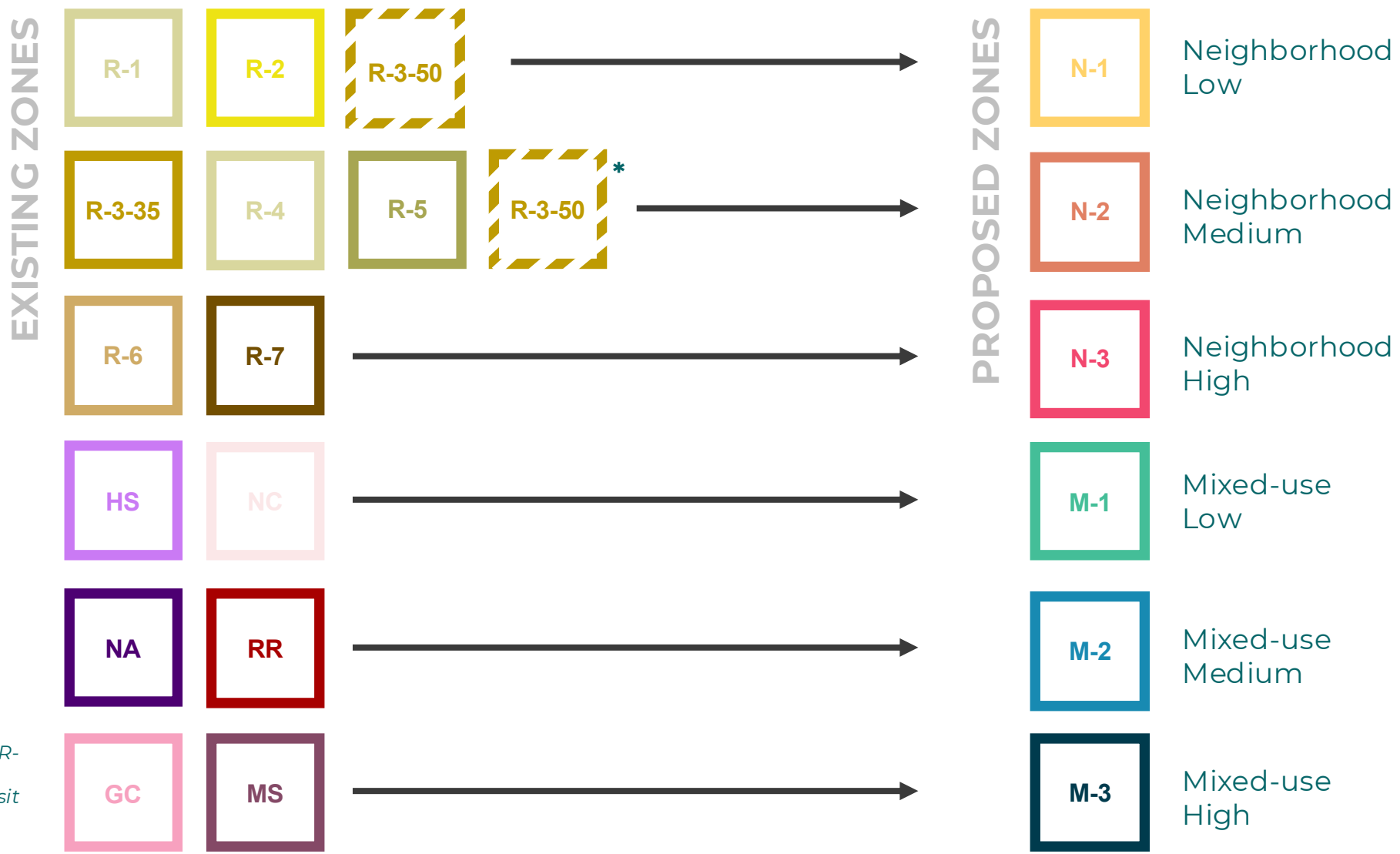
Multi-unit + Mixed-use

Up to 6 stories

CURRENT ZONING MAP

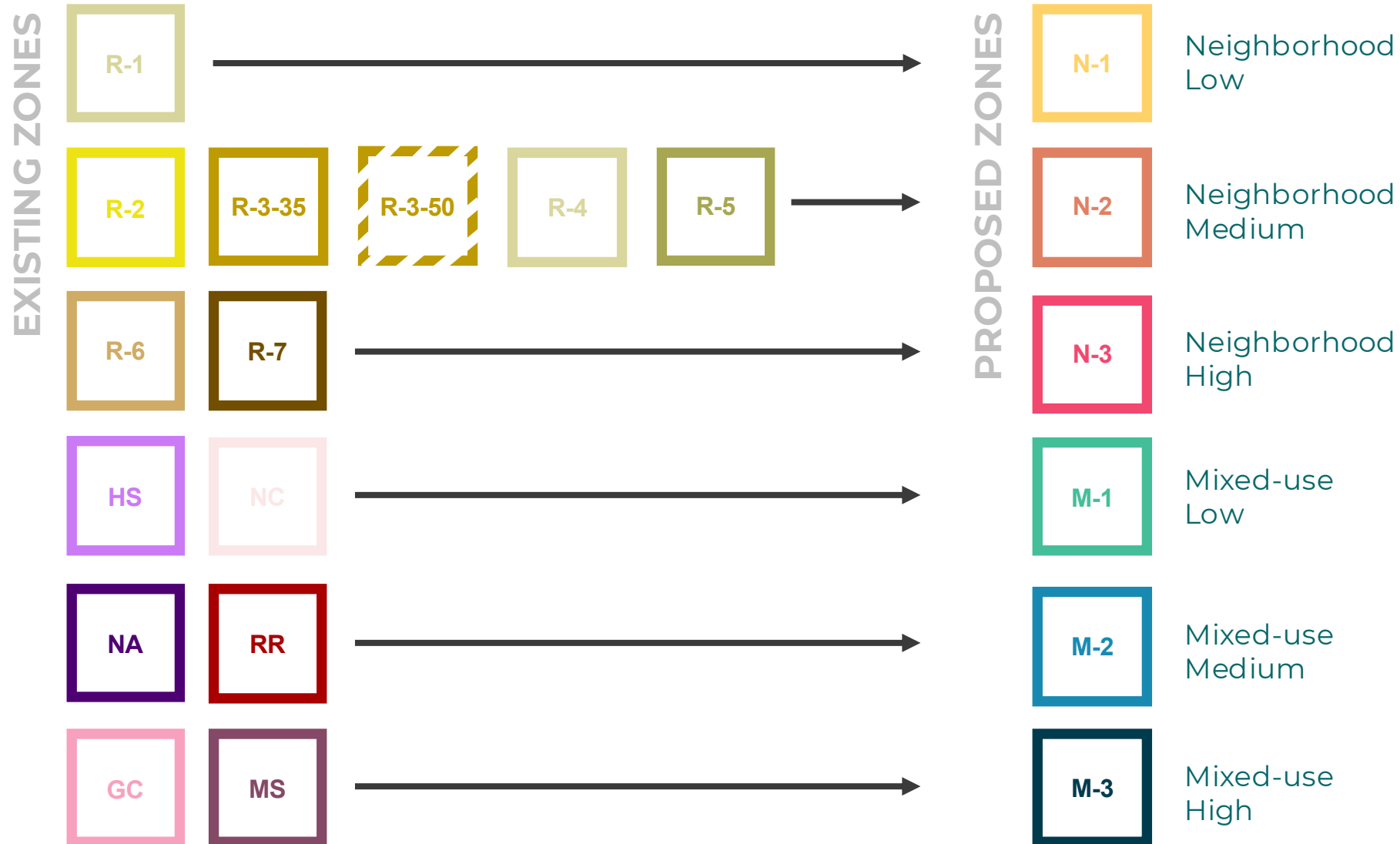


FRAMEWORK SUMMARY **SCENARIO A** (proposed)



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

FRAMEWORK SUMMARY **SCENARIO B** (proposed)



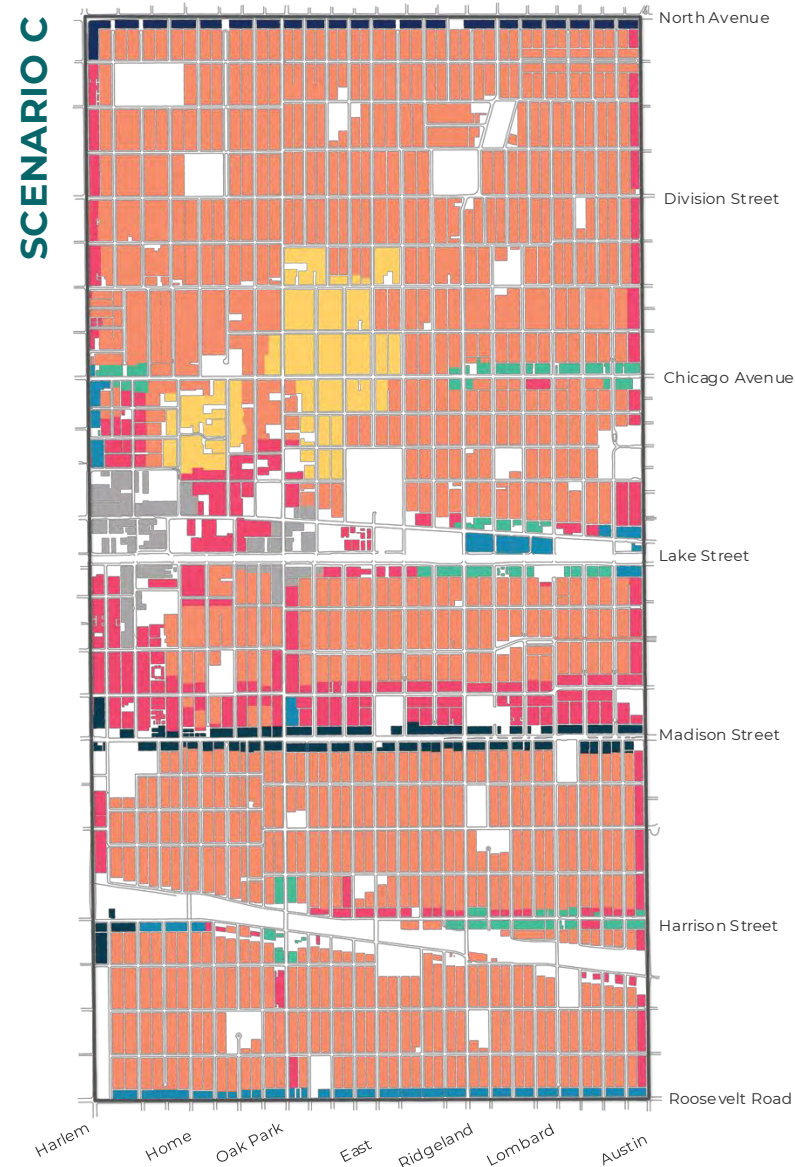
ZONING SCENARIOS (proposed)



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

- Downtown
- M-3 Mixed-use High
- M-2 Mixed-use Medium
- M-1 Mixed-use Low
- N-3 Neighborhood High
- N-2 Neighborhood Medium
- N-1 Neighborhood Low

ZONING SCENARIOS (proposed)



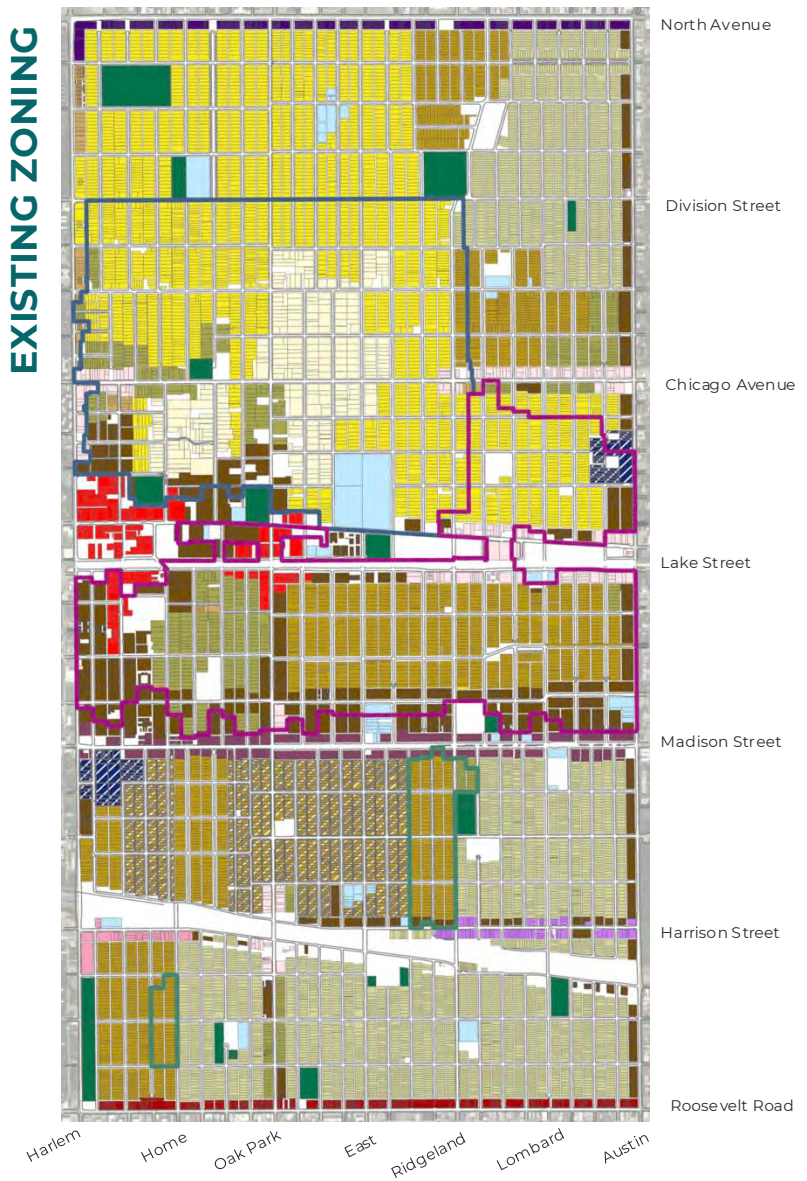
This map showcases recent feedback (RE: North Avenue) from the Steering Committee and Village Staff (February 10 – Steering Committee Meeting No. 3).

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

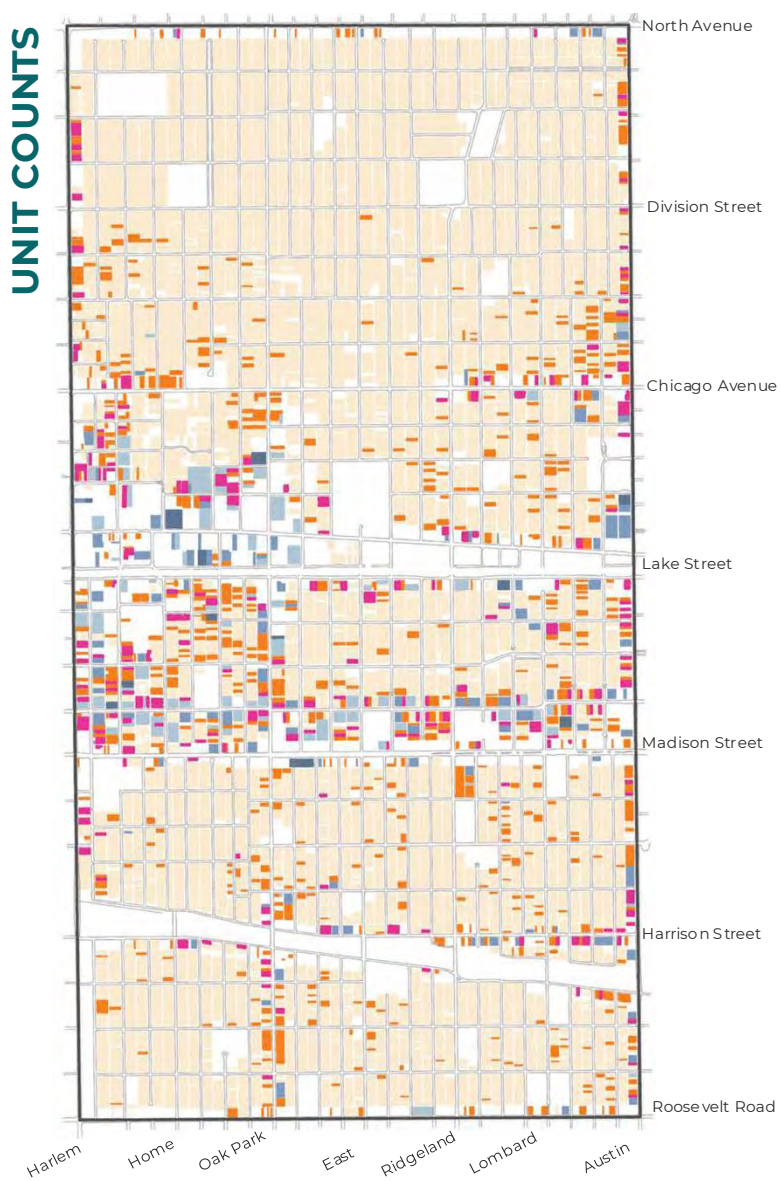
- Downtown
- M-3 Mixed-use High
- M-2 Mixed-use Medium
- M-1 Mixed-use Low
- N-3 Neighborhood High
- N-2 Neighborhood Medium
- N-1 Neighborhood Low

ZONING SCENARIOS REFERENCE

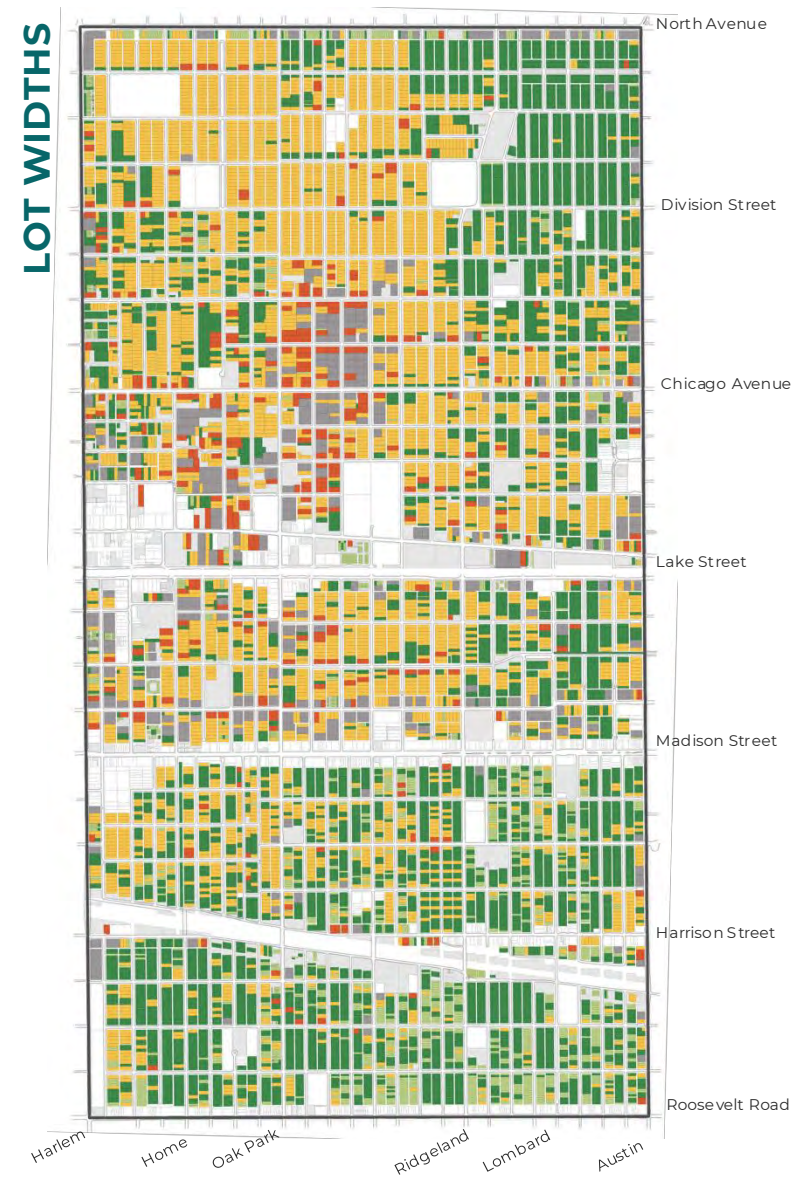
EXISTING ZONING



UNIT COUNTS



LOT WIDTHS



KEY QUESTIONS

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

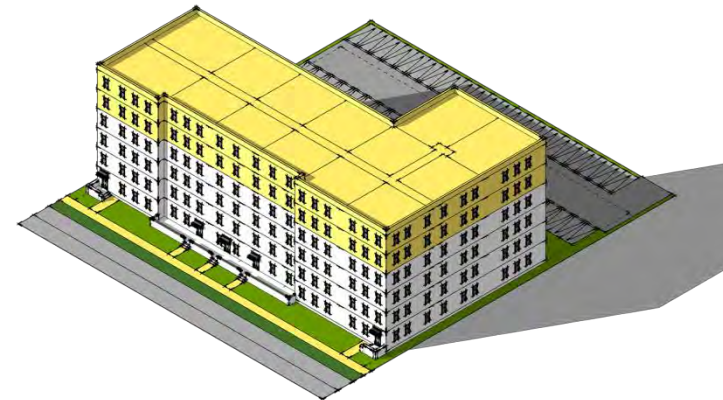
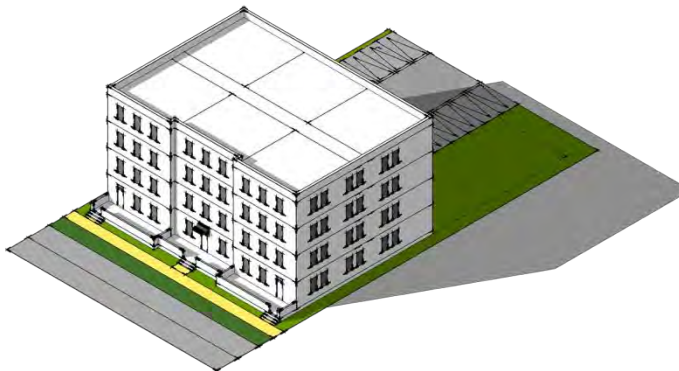
How should building heights be adjusted in the proposed Mixed-Use zones?

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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