

HOUSING OPPORTUNITY ASSESSMENT

The purpose of this Housing Assessment is to measure whether city code creates housing opportunities. In other words, the question isn't necessarily "Is a certain housing typology permitted?" it's more relevantly "Is a certain housing typology practically available?" This Housing Assessment will help Accelerator groups understand, in particular, the practical feasibility of missing middle housing typologies.

Housing Type Availability For each housing type, identify how available it is by evaluating its permissibility, restrictions and current use:

Duplexes

- ☐ "By right" throughout residential districts
- ☐ "By right" in some areas of residential districts
- ☐ Only through special use
- ☐ Only in planned unit developments
- ☐ Effectively prohibited

Primary zoning districts: _____

Key Development Standards

Minimum lot size: _____

Minimum lot width: _____

Maximum density (if applicable): _____

Parking spaces required: _____

Other notable restrictions: _____

Approximate percentage of residential land (or extent of availability) where duplexes are permitted:

- | | | |
|--|---|--|
| ☐ Very Limited | ☐ Less than 5% | ☐ One or Two Zoning Districts |
| ☐ 5–20% | ☐ Some Residential Districts | |
| ☐ 20–50% | ☐ Most Residential Districts | |
| ☐ More than 50% | ☐ Community-Wide | |

Are examples of this housing type already common in your community?

- ☐ Yes ☐ Some
☐ Few ☐ None

Triplexes

- ☐ “By right” throughout residential districts
☐ “By right” in some areas of residential districts
☐ Only through special use
☐ Only in planned unit developments
☐ Effectively prohibited

Primary zoning districts: _____

Key Development Standards

Minimum lot size: _____

Minimum lot width: _____

Maximum density (if applicable): _____

Parking spaces required: _____

Other notable restrictions: _____

Approximate percentage of residential land (or extent of availability) where triplexes are permitted:

- | | | |
|--|---|--|
| ☐ Very Limited | ☐ Less than 5% | ☐ One or Two Zoning Districts |
| ☐ 5–20% | ☐ Some Residential Districts | |
| ☐ 20–50% | ☐ Most Residential Districts | |
| ☐ More than 50% | ☐ Community-Wide | |

Are examples of this housing type already common in your community?

- ☐ Yes ☐ Some
☐ Few ☐ None

Fourplexes

- ☐ “By right” throughout residential districts
- ☐ “By right” in some areas of residential districts
- ☐ Only through special use
- ☐ Only in planned unit developments
- ☐ Effectively prohibited

Primary zoning districts: _____

Key Development Standards

Minimum lot size: _____

Minimum lot width: _____

Maximum density (if applicable): _____

Parking spaces required: _____

Other notable restrictions: _____

Approximate percentage of residential land (or extent of availability) where fourplexes are permitted:

- | | | |
|--|---|--|
| ☐ Very Limited | ☐ Less than 5% | ☐ One or Two Zoning Districts |
| ☐ 5–20% | ☐ Some Residential Districts | |
| ☐ 20–50% | ☐ Most Residential Districts | |
| ☐ More than 50% | ☐ Community-Wide | |

Are examples of this housing type already common in your community?

- | | |
|------------------------------|-------------------------------|
| ☐ Yes | ☐ Some |
| ☐ Few | ☐ None |

Townhomes (Row Houses)

- ☐ “By right” throughout residential districts
- ☐ “By right” in some areas of residential districts
- ☐ Only through special use
- ☐ Only in planned unit developments
- ☐ Effectively prohibited

Primary zoning districts: _____

Key Development Standards

Minimum lot size: _____

Minimum lot width: _____

Maximum density (if applicable): _____

Parking spaces required: _____

Other notable restrictions: _____

Approximate percentage of residential land (or extent of availability) where townhomes are permitted:

- | | | |
|--|---|--|
| ☐ Very Limited | ☐ Less than 5% | ☐ One or Two Zoning Districts |
| ☐ 5–20% | ☐ Some Residential Districts | |
| ☐ 20–50% | ☐ Most Residential Districts | |
| ☐ More than 50% | ☐ Community-Wide | |

Are examples of this housing type already common in your community?

- | | |
|------------------------------|-------------------------------|
| ☐ Yes | ☐ Some |
| ☐ Few | ☐ None |

Cottage Courts (Cottage Clusters)

- ☐ “By right” throughout residential districts
- ☐ “By right” in some areas of residential districts
- ☐ Only through special use
- ☐ Only in planned unit developments
- ☐ Effectively prohibited

Primary zoning districts: _____

Key Development Standards

Minimum lot size: _____

Minimum lot width: _____

Maximum density (if applicable): _____

Parking spaces required: _____

Other notable restrictions: _____

Approximate percentage of residential land (or extent of availability) where cottage courts are permitted:

- | | | |
|--|---|--|
| ☐ Very Limited | ☐ Less than 5% | ☐ One or Two Zoning Districts |
| ☐ 5–20% | ☐ Some Residential Districts | |
| ☐ 20–50% | ☐ Most Residential Districts | |
| ☐ More than 50% | ☐ Community-Wide | |

Are examples of this housing type already common in your community?

- | | |
|------------------------------|-------------------------------|
| ☐ Yes | ☐ Some |
| ☐ Few | ☐ None |

Accessory Dwelling Units (ADUs)

- ☐ “By right” throughout residential districts
- ☐ “By right” in some areas of residential districts
- ☐ Only through special use
- ☐ Only in planned unit developments
- ☐ Effectively prohibited

Primary zoning districts: _____

Key Development Standards

Minimum lot size: _____

Minimum lot width: _____

Maximum density (if applicable): _____

Parking spaces required: _____

Other notable restrictions: _____

Approximate percentage of residential land (or extent of availability) where ADUs are permitted:

- | | |
|--|--|
| ☐ Very Limited | |
| ☐ Less than 5% | ☐ One or Two Zoning Districts |
| ☐ 5–20% | ☐ Some Residential Districts |
| ☐ 20–50% | ☐ Most Residential Districts |
| ☐ More than 50% | ☐ Community-Wide |

Are examples of this housing type already common in your community?

- | | |
|------------------------------|-------------------------------|
| ☐ Yes | ☐ Some |
| ☐ Few | ☐ None |

Mixed-Use Residential

- ☐ “By right” throughout residential districts
- ☐ “By right” in some areas of residential districts
- ☐ Only through special use
- ☐ Only in planned unit developments
- ☐ Effectively prohibited

Primary zoning districts: _____

Key Development Standards

Minimum lot size: _____

Minimum lot width: _____

Maximum density (if applicable): _____

Parking spaces required: _____

Other notable restrictions: _____

Approximate percentage of residential land (or extent of availability) where mixed-use residential is permitted:

- ☐ Very Limited
- ☐ Less than 5% ☐ One or Two Zoning Districts
- ☐ 5–20% ☐ Some Residential Districts
- ☐ 20–50% ☐ Most Residential Districts
- ☐ More than 50% ☐ Community-Wide

Are examples of this housing type already common in your community?

- ☐ Yes ☐ Some
- ☐ Few ☐ None

Legal Availability & Practical Feasibility

As noted above, there can be a difference between legally available housing types and housing that is practically feasible. For the table below, consider the following descriptions and complete whether each housing type is Legally Allowed in current city code (Yes/No), and whether that housing type is Practically Feasible (High/Moderate/Low/None).

Practical Feasibility***High***

- Allowed by right
- Reasonable lot standards
- Typical parcel can comply

Moderate

- Some restrictions
- Some additional approvals

Low

- Significant restrictions
- Limited geography
- Large minimum lots
- Special use required

None

- Effectively prohibited

Housing Type	Legally Allowed	Practically Feasible
ADU		
Duplex		
Triplex		
Fourplex		
Cottage Court		
Townhome		
Mixed-Use Residential		

Key Takeaways

After completing this assessment, identify the three most important observations about your community.
