

HOUSING TYPES AND STRATEGIES

What is allowed today?

Housing types the city currently defines and allows in the zoning code



Single-Family Dwelling



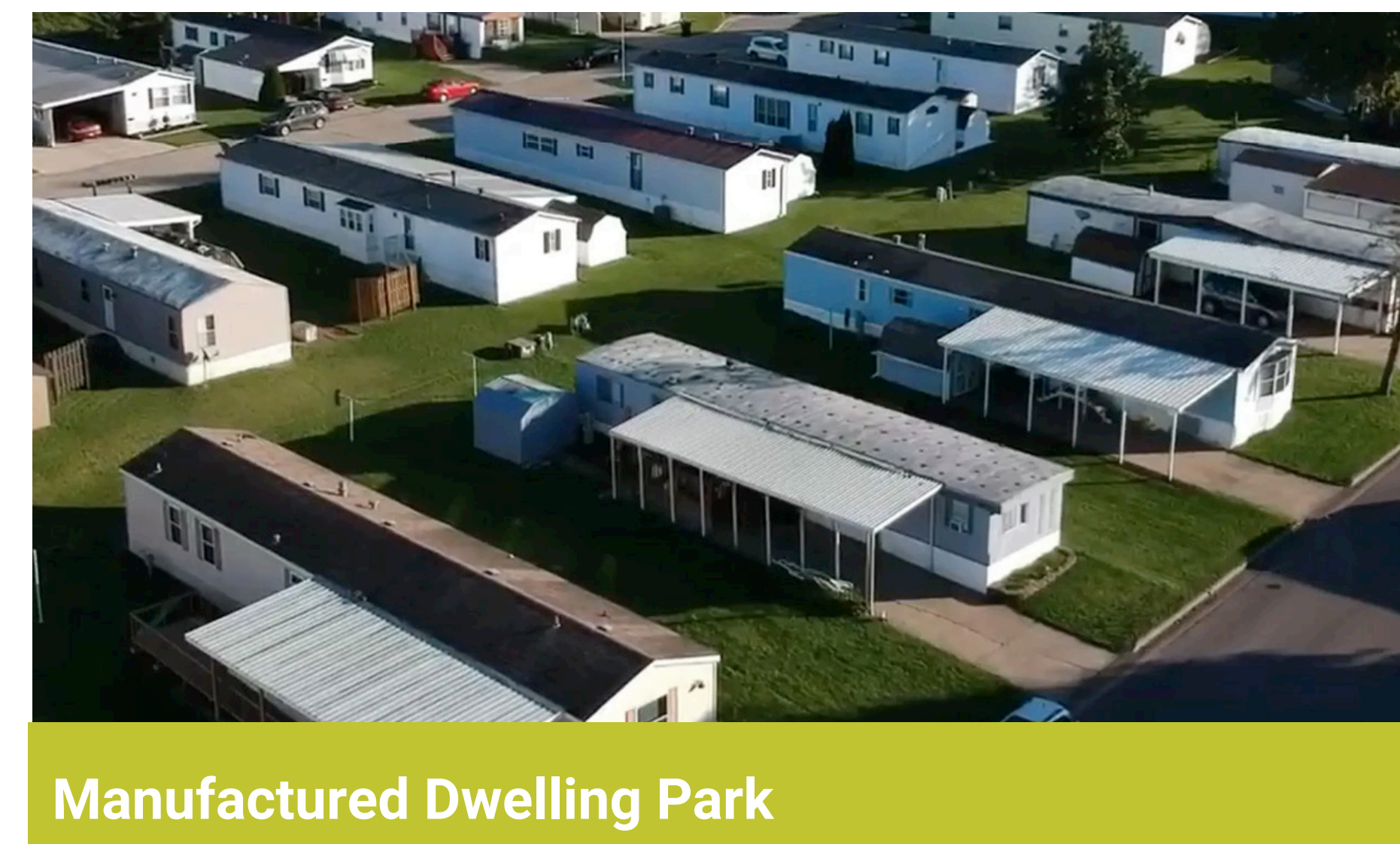
Manufactured Dwelling



Duplex



Multifamily Dwelling



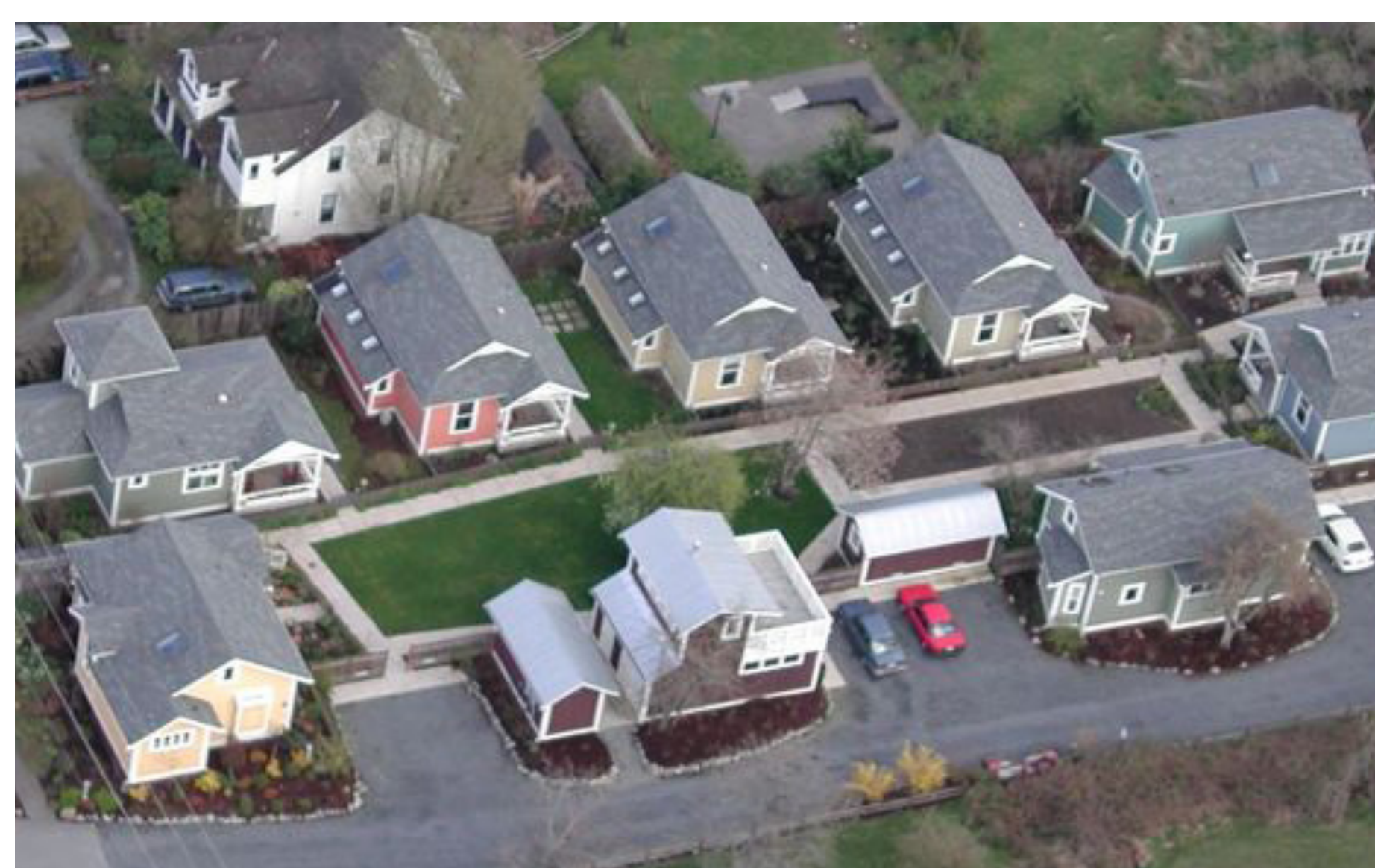
Manufactured Dwelling Park

Recommended to be allowed in Commercial zone in addition to Residential zone

What is recommended? Housing types the City could allow for more affordable options



Accessory Dwelling Unit



Cottage Cluster Housing



Townhomes

Definition One small dwelling unit on the same lot as a single-family house. May be detached or attached to main house.

Tenure Rental

Size Range 400-900 square feet (1-2 bedrooms)

Benefits

- More rental housing options
- Multi-generational living
- Minor impact to neighborhood

Drawbacks Can be costly to build and difficult to finance for homeowners

Definition A grouping of 4-12 detached houses on a single site, oriented around a central common open space

Tenure Owner or Rental

Size Range 600-1,400 square feet (1-3 bedrooms)

Benefits

- Higher density but detached housing
- Compatible with single-family houses
- Can be owner or rental units
- Communal design

Drawbacks

- Can be costly to build
- More complex to develop for ownership

Definition A row of two or more attached units, where each unit is located on an individual lot and shares at least one common wall with an adjacent unit

Tenure Owner

Size Range 1,000-2,500 square feet (2-4 bedrooms)

Benefits

- Higher density improves affordability
- Fee simple ownership (limited HOA)
- Family-sized units

Drawbacks Not always designed to be affordable, can be relatively large/expensive units

What are other housing options? These options could be allowed under certain conditions



Recreational Vehicle/Park Model



Tiny Home on Wheels



Tiny Home Community



Definition A vehicle with or without motive power, designed for sport or recreational use, or for human occupancy on an intermittent basis. Subtypes include travel trailer, camper, motor home, or park model.

Tenure Occupant owns unit, rents land

Size Range Up to 400 square feet

Benefits

- Low cost living option
- More mobile than manufactured homes

Drawbacks

- Lower building code standards
- Aesthetics may contrast with residential neighborhood

Definition A small home built on a trailer (not attached to foundation) that is usually classified as a recreational vehicle and built to the same construction standards.

Tenure Occupant owns unit, rents land

Size Range Up to 600 square feet

Benefits

- Low cost living option
- More mobile than manufactured homes
- Usually designed to function and resemble a conventional house.

Drawbacks

- Lower building code standards

Definition A collection of tiny homes located on one site that may share common open space, parking, and other facilities/amenities.

Tenure Owner or Rental

Size Range Up to 400 square feet (per unit)

Benefits

- More options for tiny home owners that do not have willing property owner to lease land/facilities.
- Shared amenities

Drawbacks May require on-site management to ensure proper maintenance.