

Infill Housing

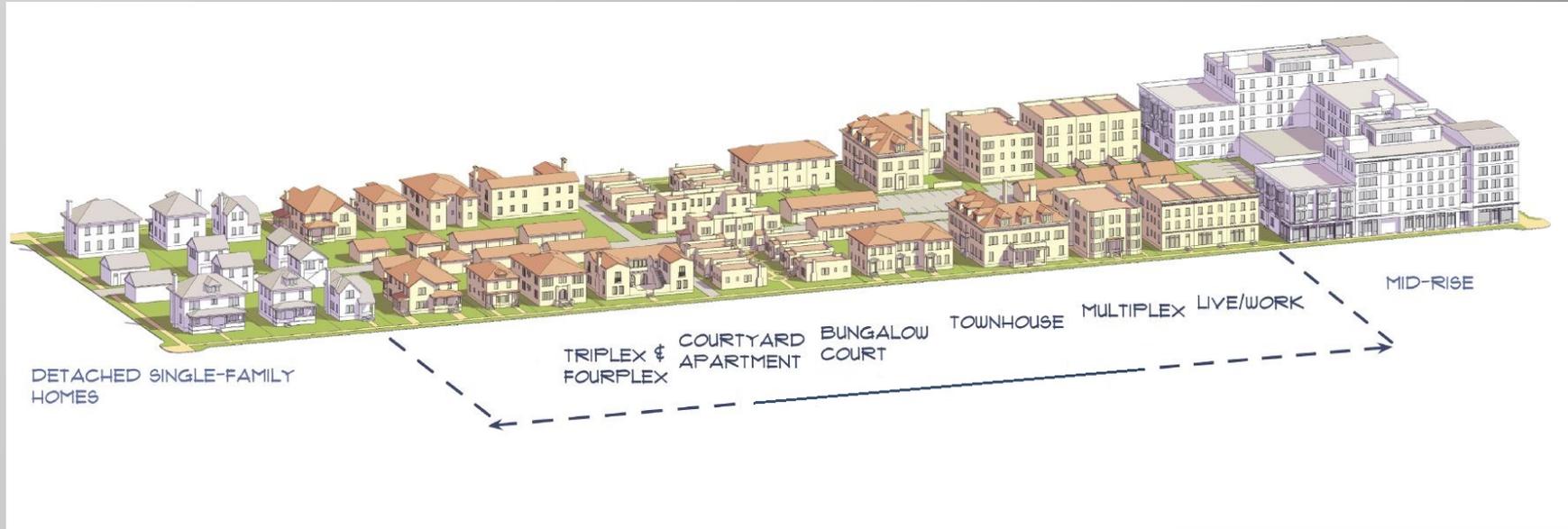


City of
Coeur d'Alene
IDAHO

July 23, 2020

Workshop 3 – Infill Housing Committee

Coeur Housing



Workshop 3 – Infill Housing Committee

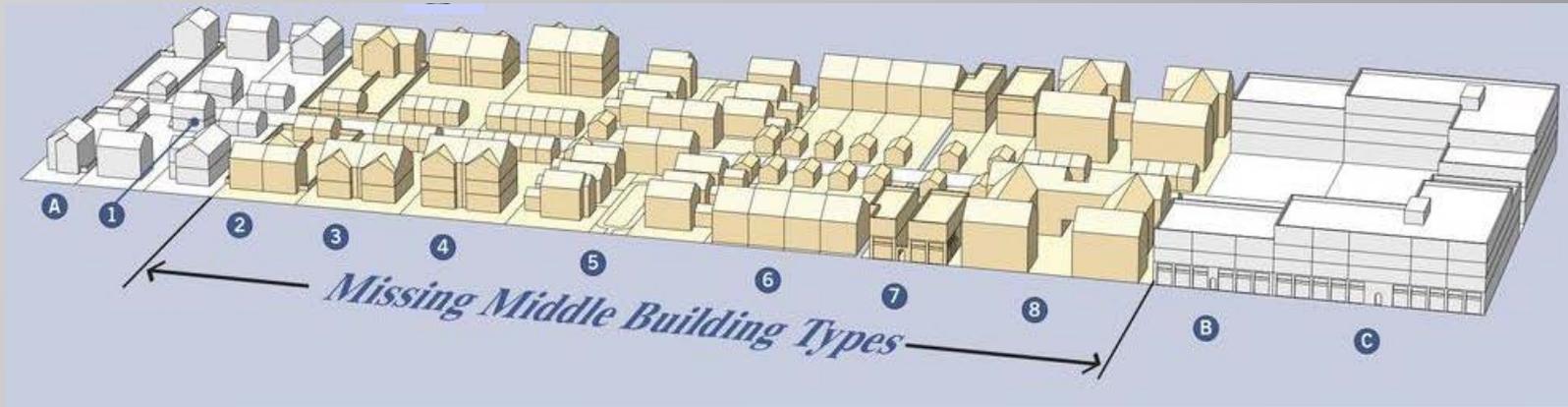
Infill Housing Discussion Items - Overview:

1. Naming/Branding of the new infill Code - Completed
2. Where? Protect some existing single family residential neighborhoods? - Completed
3. Transect Planning Area - Completed
4. Livability and Walkability Infill Housing Best Practices - Completed
5. Housing Types & Unit Counts? - Today
6. What is the appropriate Building height? - Today
7. 2nd / 3rd Story Stepback? - Today
8. Lot Size to allow for Infill Housing: Minimum and Maximums? - Today
9. Parking Requirements and Size of Parking Spaces?
10. Design Standards / Form Based Codes?
11. What are the appropriate Setbacks?
12. Lot Coverage / Open Space?



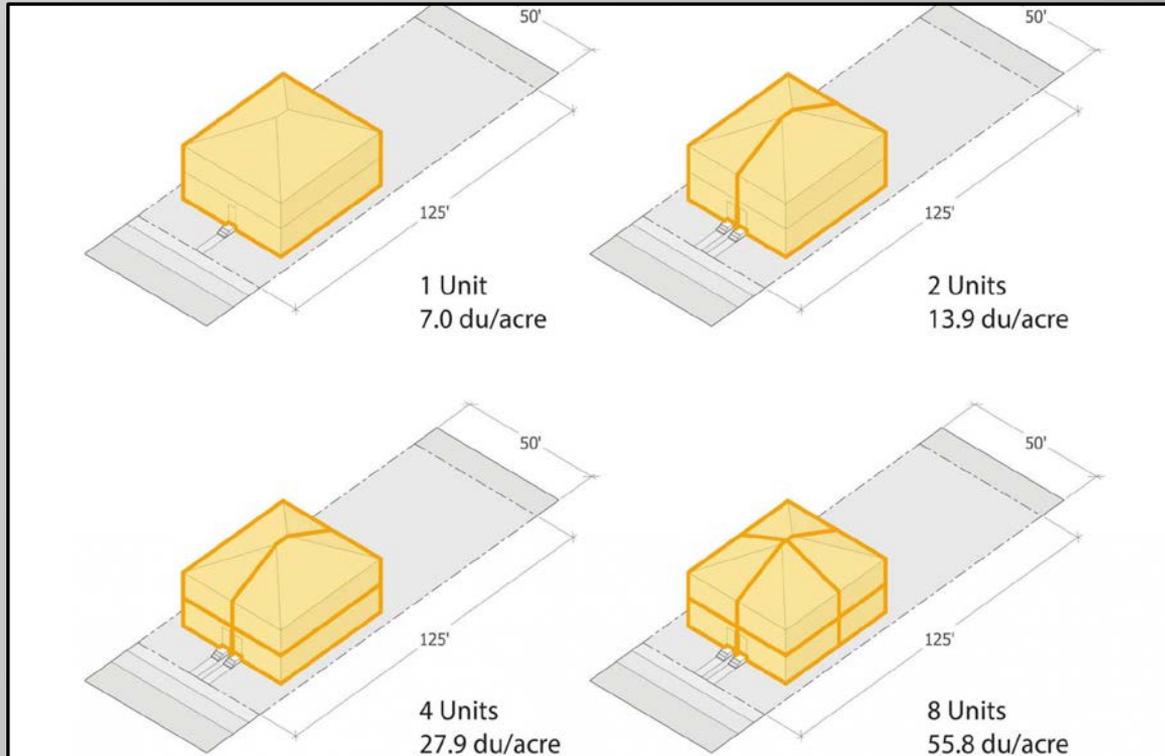
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Discussion Item – 5: Housing Types & Unit Counts



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The same building envelope accommodates 1-8 units. Image Opticos

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Infill Housing – Types and Unit Counts:



Duplex

2 units

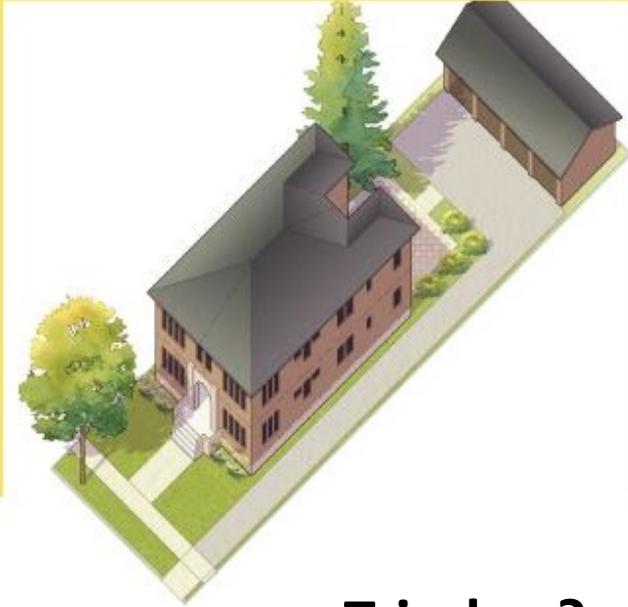
Density: 8-20 du/ac

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

Variation: A variation of this is the "front-to-back" duplex. Both of these are distinct from the practice of attaching two single-family houses to form two attached units. This latter approach often results in a building that is larger and is out of scale with its single-family neighbors.

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Infill Housing – Types and Unit Counts:



Fourplex

3-4 units

Density: 15-35 du/ac

A medium-sized building that consists of four units: typically two on the ground floor and two above with a shared entry from the street.

Tri-plex ?

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Infill Housing – Types and Unit Counts:



Or **Tiny House Court ?**

Cottage Court

3-10 units

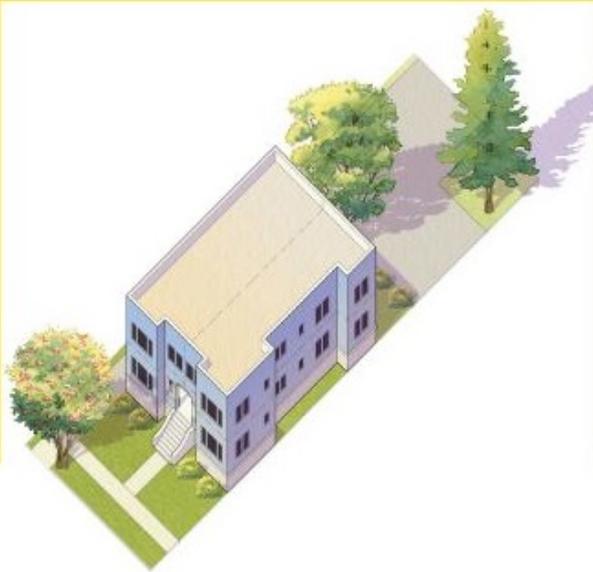
Density: 18-44 du/ac

A series of small, detached buildings on a lot arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and is an important community-enhancing element.

Variation: A larger version of this type is known as the "Pocket Neighborhood". This type differs from the Cottage Court primarily by site size. Typically, the Pocket Neighborhood is on a site at least twice as large as the cottage court, has larger dwellings and a variety of housing types (houses, duplexes, etc.).

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Infill Housing – Types and Unit Counts:



Multiplex Small

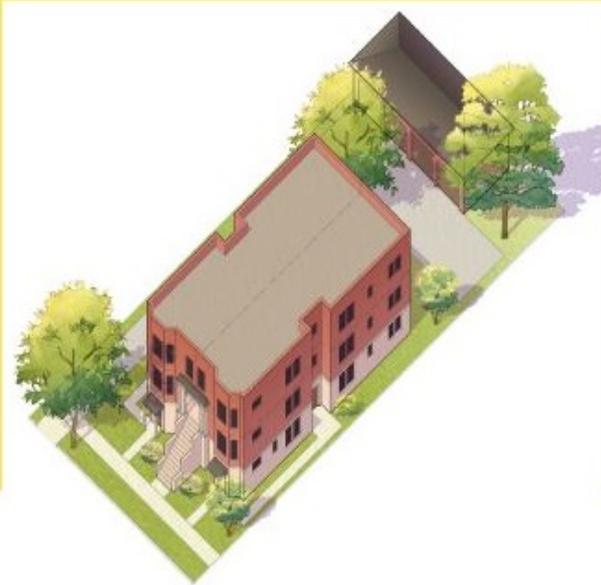
5-10 Units

Density: 39-61 du/ac

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

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Infill Housing – Types and Unit Counts:



Multiplex Large

7-18 units

Density: 44-70 du/ac

A medium-to-large-sized structure that consists of 7 to 18 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front and sometimes along one or both side

Due to the relatively low number of parking spaces, this type is recommended only in areas very near or within a center.

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Infill Housing – Types and Unit Counts:



Courtyard Building

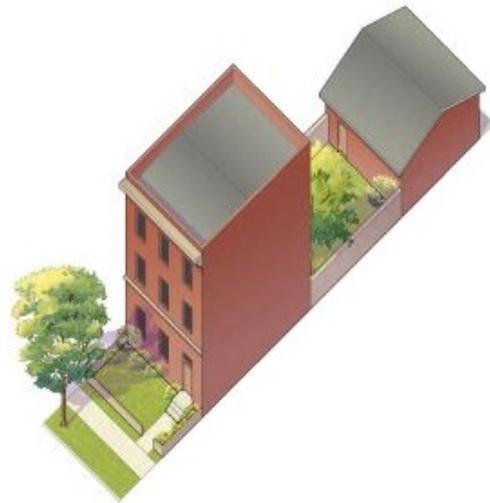
6-25 units

Density: 54-70 du/ac

A medium- to large-sized building or up to three small-to-medium size detached buildings consisting of multiple side-by-side and/or stacked dwelling units arranged around a shared courtyard. Dwelling are accessed from the courtyard. Typically, each unit has its own individual entry or shares a common entry with up to three units.

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Infill Housing – Types and Unit Counts:



Townhouse

1 unit

Density: 20-28 du/ac

A small- to medium-sized building with one dwelling that is attached to other townhouses in an array of typically four.

Variation: A more intense version of this type is the "townhouse flat". This variation divides the building vertically into two to three flats.

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Infill Housing – Types and Unit Counts:



Live/Work

1 unit

Density: 20-28 du/ac

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

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Discussion Item – 5: Housing Types & Unit Counts

Consensus Discussion

- Duplex?
- Tri-plex?
- Four-plex?
- Tiny House Court?
- Cottage Court?
- Courtyard Building?
- Townhouse?
- Multiplex- Small?
- Multiplex- Large?
- Live/Work Units?

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Discussion Item – 5: Housing Types & Unit Counts

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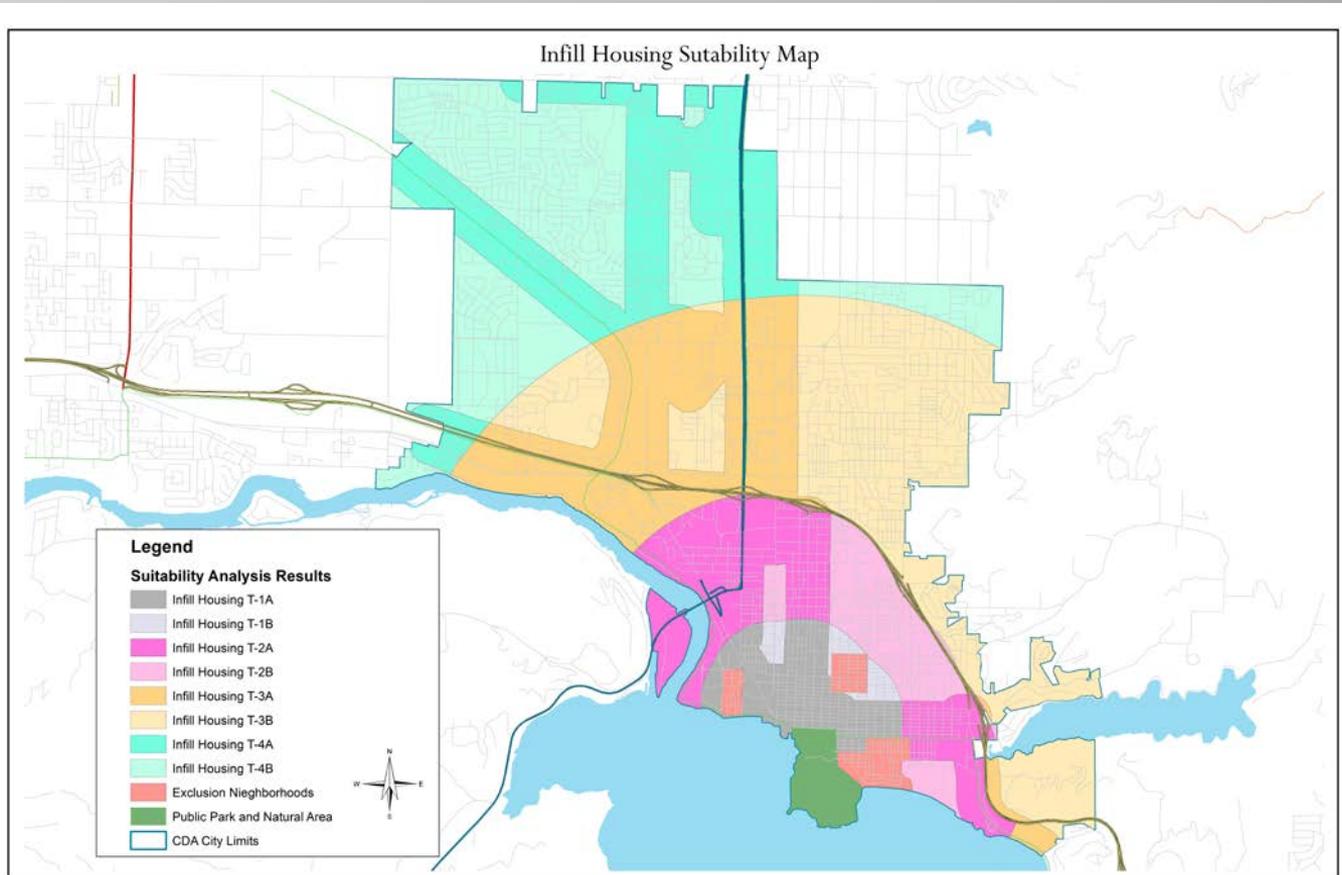
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Density per Housing Types

Consensus Discussion

Unit Type	Density per Acre		
	Density Low	Density High ?	Average Density ?
Duplex Housing	8	20	14
Fourplex Hosing	15	35	25
Courtyard apartment	18	44	31
Bungalow/Cottage Courtyard	54	70	62
Townhouse	20	28	24
Multiplex Small	39	61	50
Multiplex Large	44	70	57
Live/work Unit	20	28	24

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Infill Housing Type - Transect Area:

	T-1A	T-1B	T-2A	T-2B	T-3A	T-3B	T-4A	T-4B
Duplex								X
Triplex/Fourplex						X		X
Courtyard Apartment				X		X	X	
Bungalow/Cottage Courtyard	X	X	X	X	X	X		
Townhouse	X	X	X	X	X		X	
Multiplex – Small	X	X	X	X	X		X	
Multiplex – Large	X	X	X		X			
Live/Work Units	X	X	X		X			

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Discussion Item – 6: What are the appropriate Building Heights

What we learned from the Missing Middle Forum at NIC

the units should be house-scale if they are in a residential neighborhood.

Residential Zones through R-12

32 feet in residential zones? *Two stories ?*

39 feet in residential zones when in the walkable areas? *Three stories ?*

Commercial and R-17 Zones (Townhouse, Live-work, Multiplex-small and Multiplex-large units)

45 feet? *3 stories, 4 stories ?*

56 feet when in the walkable areas near the Downtown? *5 stories ?*



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Discussion Item – 6: What are the appropriate Building Heights

Coeur Housing



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Discussion Item – 6: What are the appropriate Building Heights

Overlay District		Maximum Building Height
DO-N		45 feet
DO-E	With residential zoning	35 feet
	With commercial zoning	38 feet
MO		45 feet

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Discussion Item – 6: What are the appropriate Building Heights



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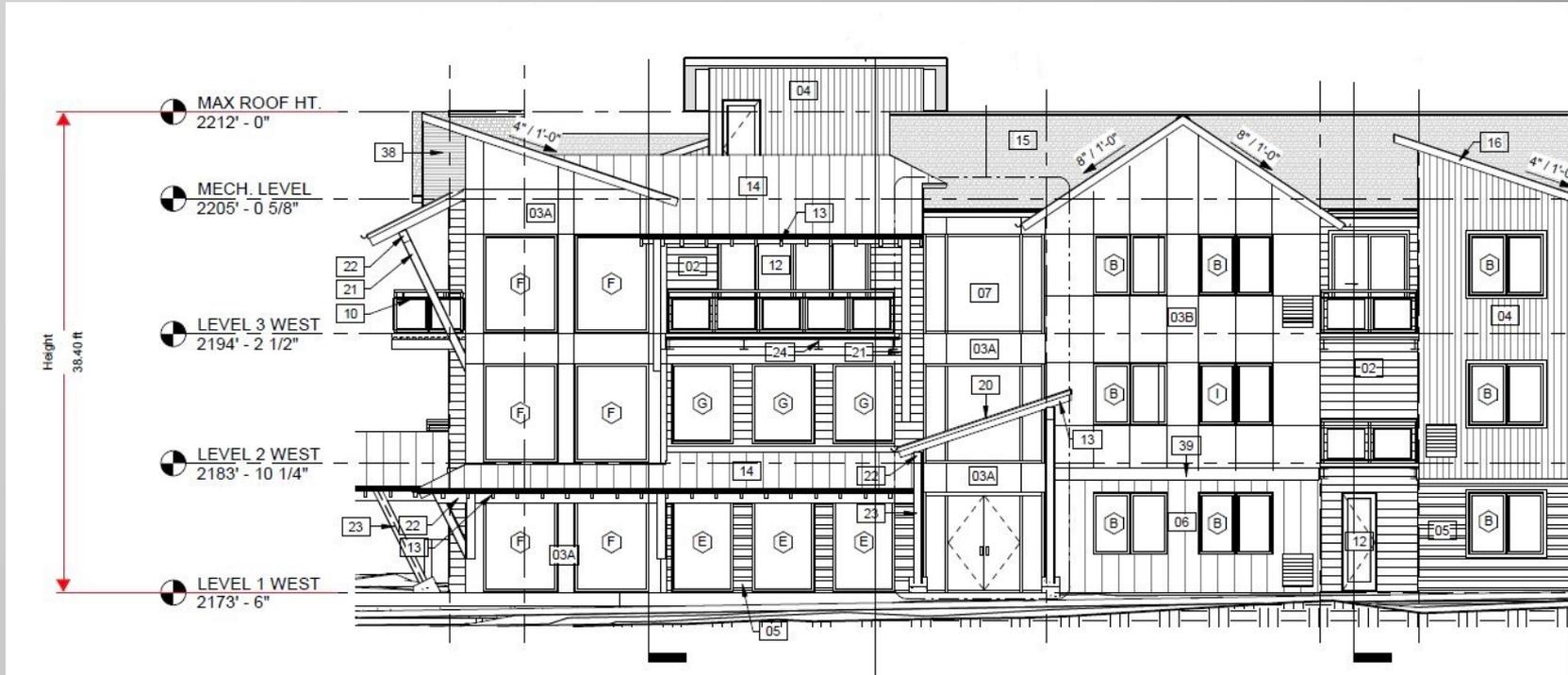
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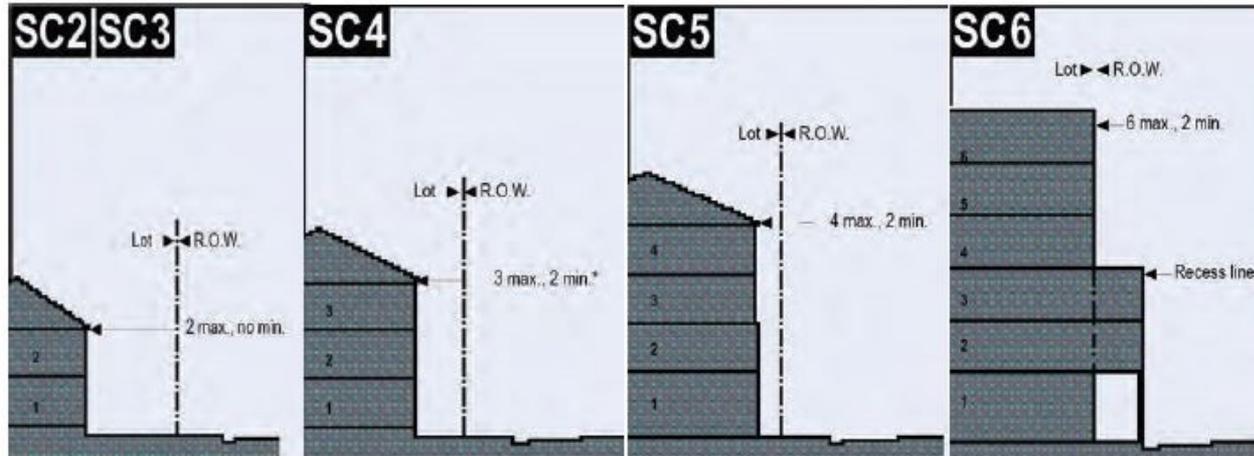


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Discussion Item – 6: What are the appropriate Building Heights

Post Falls, Idaho

TABLE 8: Building Configuration. This table shows the Configurations for different building heights in stories for each Smart-Code Zone.



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Discussion Item – 6: What are the appropriate Building Heights

Consensus Discussion

What we learned from the Missing Middle Forum at NIC

the units should be house-scale if they are in a residential neighborhood.

Residential Zones through R-12

*32 feet in residential zones? **Two stories ?***

*39 feet in residential zones when in the walkable areas? **Three stories ?***

Commercial and R-17 Zones (Townhouse, Live-work, Multiplex-small and Multiplex-large units only)

*45 feet? **3 stories/ 4 stories ?***

*56 feet when in the walkable areas near the Downtown? **5 stories ?***



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Discussion Item – 7: 2nd/ 3rd Story Stepback

Should the infill housing types have a second/ third story Stepback as similar to the ADU code?

Example: ADU Code has the second story step-back in the Rear Yard of the property.

Only in Residential Districts?

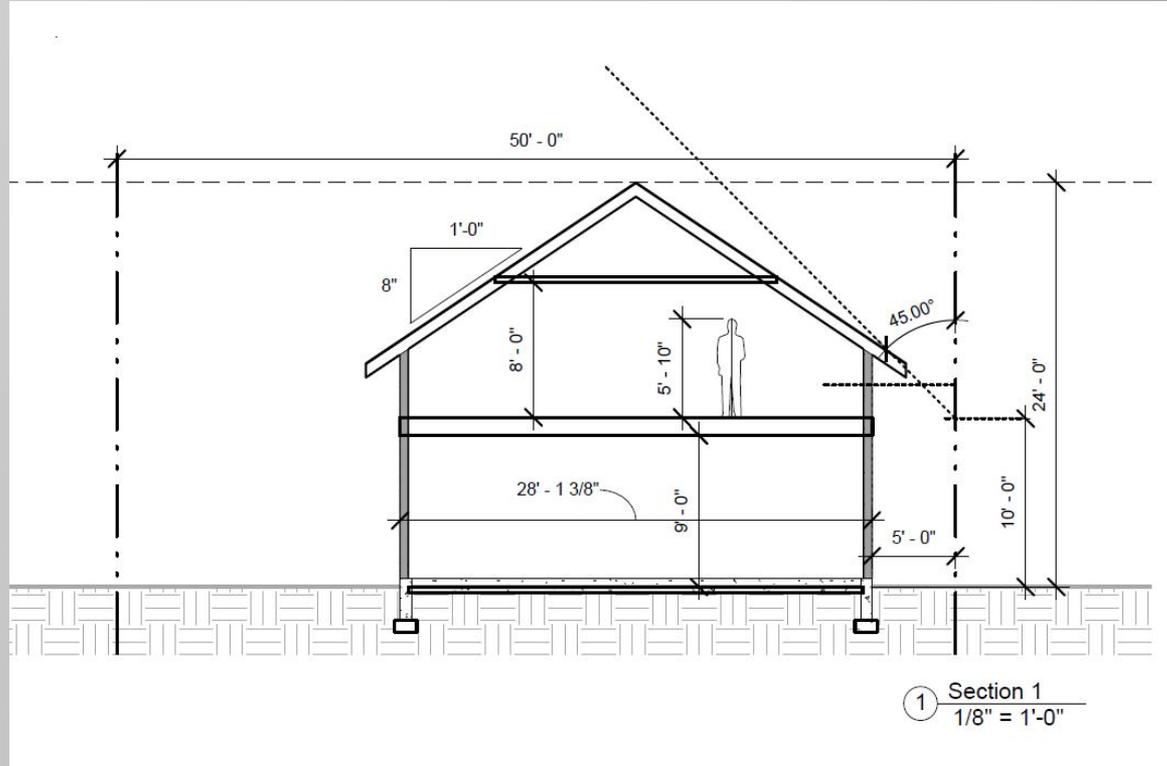
Or if adjacent to a single family dwelling?

Neighborhood Exclusion Areas?



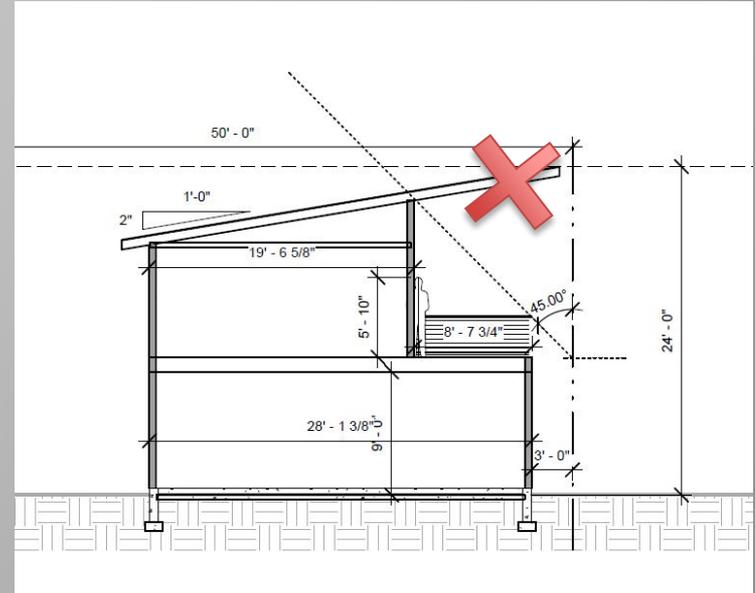
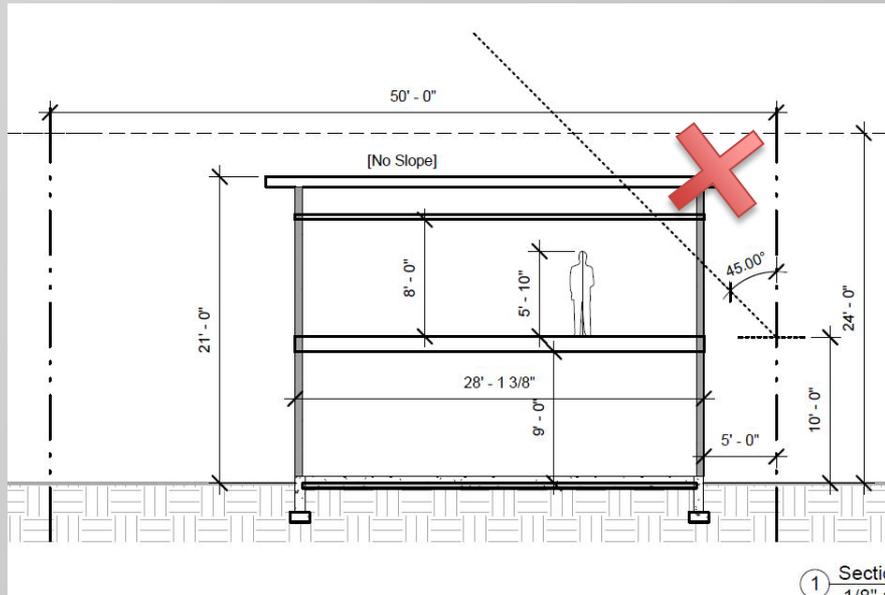
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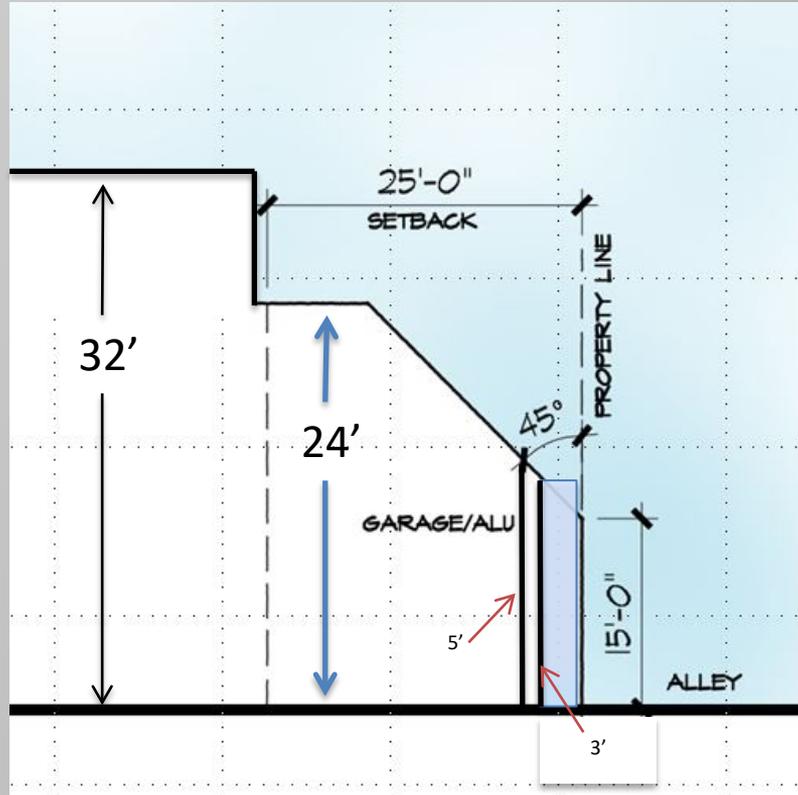
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Discussion Item – 7: 2nd/ 3rd Story Stepback



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Discussion Item – 7: 2nd/ 3rd Story Stepback

Step Back of 2nd story: The ADU group agreed that there should be some side yard Step Back for the second story in order to provide air space and light between properties. Starting at 10' height on property line.

- Rear yard upper Step Back. Starting at 15' height on property line.

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Discussion Item – 7: 2nd/ 3rd Story Stepback

Consensus Discussion

Should infill housing have a second/third story Stepback as similar to the ADU code based on Unit Types?

Example: ADU Code has the second story step-back in the Rear Yard of the property.

Only in Residential Districts?

Or if adjacent to a single family dwelling?

Neighborhood Exclusion Areas?



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Discussion Item – 8: Lot Size needed for Infill Housing Project

What lot sizes are appropriate for allowing for an infill housing project to be developed?

- Minimum Lot Size? *Typical city Lot 50 x 110 = 5,500 SF*
- Maximum Lot Size? *R-1 Lot – 34,500SF (Infill Not allowed)*

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Discussion Item – 8: Lot Size needed for Infill Housing Project

- Minimum Lot Size?

- Pocket Housing (*Repealed*)
 - R-8: 16,500SF
 - R-12: 10,500SF
 - R-17 & C-17: 7,500SF

	Min Lot Size
R-3	11,500
R-5	8,500
R-8	5,500
R-12	5,500
R-17	5,500 - SFD
MH-8	5,500 - SFD

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Discussion Item – 8: Lot Size needed for Infill Housing Project

➤ Minimum Lot Size:

Bend Oregon: Twice the underline zoning

- 4000 SF lot x 2 = 8,000SF

Bellingham, Washington: = 5,000SF

Coeur d'Alene: 5,500 - 11,000SF ?

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Discussion Item – 8: Lot Size needed for Infill Housing Project

Consensus Discussion

- Minimum Lot Size? Twice the underline zoning?
 - 5500 SF lot x 2 = 11,000SF ?
 1. 8,250SF (*1.5 City Lots*)
 2. 9,625SF (*1.75 City Lots*)
 3. 11,000SF (*2 City Lots*)
 4. *Other ?*

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Discussion Item – 8: Lot Size needed for Infill Housing Project

Consensus Discussion

- Maximum Lot Size?
 1. 16,500SF (3 City Lots)
 2. 20,000SF (4 City Lots)
 3. 27,500SF (5 City Lots)

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Workshop 3 – Infill Housing Committee

Where have we been:

1. Infill Housing Committee Workshop -1: [February](#)
2. Infill Housing Committee Workshop -2: [June](#)
3. Infill Housing Committee Workshop -3: [July](#)

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Where are we going:

Tentative Schedule

1. Infill Housing Committee Workshop -4: **August**
 - *Staff Work on Infill Housing Code:* **September - October**
2. Infill Housing Committee Workshop - 5 **October**
3. Public Workshop: **November**
4. Joint Workshop with Planning Commission : **November**
5. Planning Commission Hearing: **December**
6. City Council Hearing: **January Infill Housing Code Adoption!**