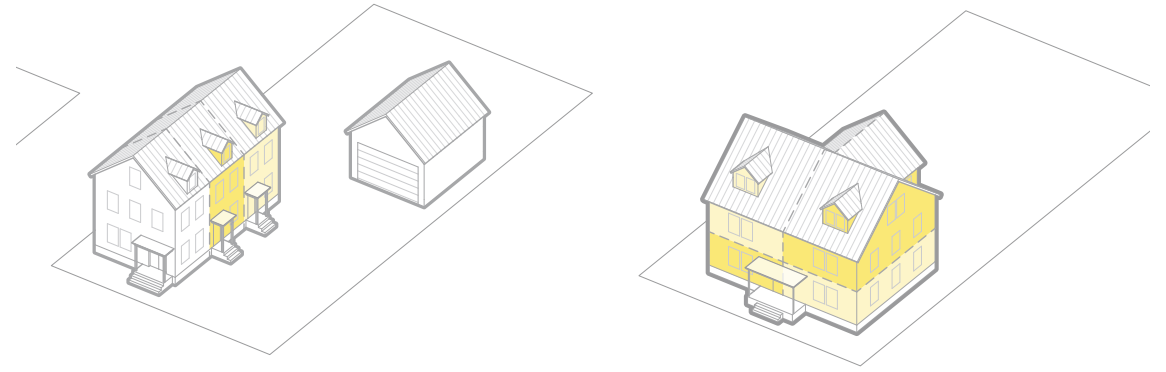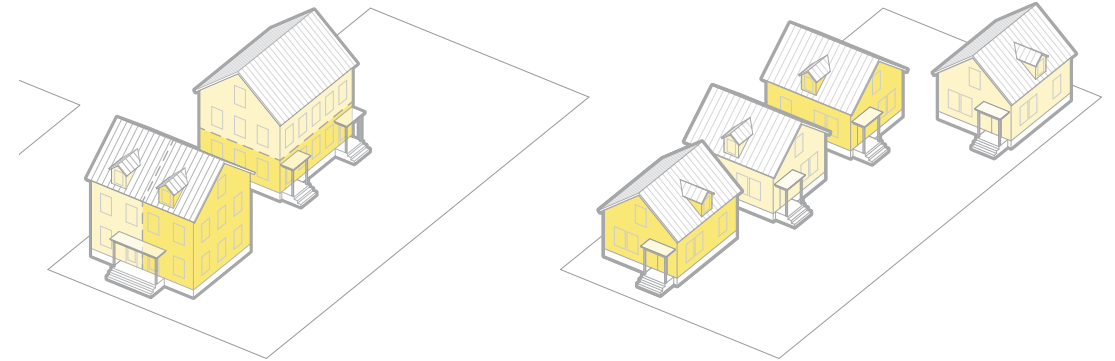# INTRODUCTION

- **GOAL:** Right-size regulatory barriers to facilitate the construction of small-scale multi-family projects (missing middle) on unrestricted infill lots

- **APPLICABILITY**

  - Unrestricted lots - these lots already allow a variety of uses today, including multi-family

  - When proposing 3 or more units
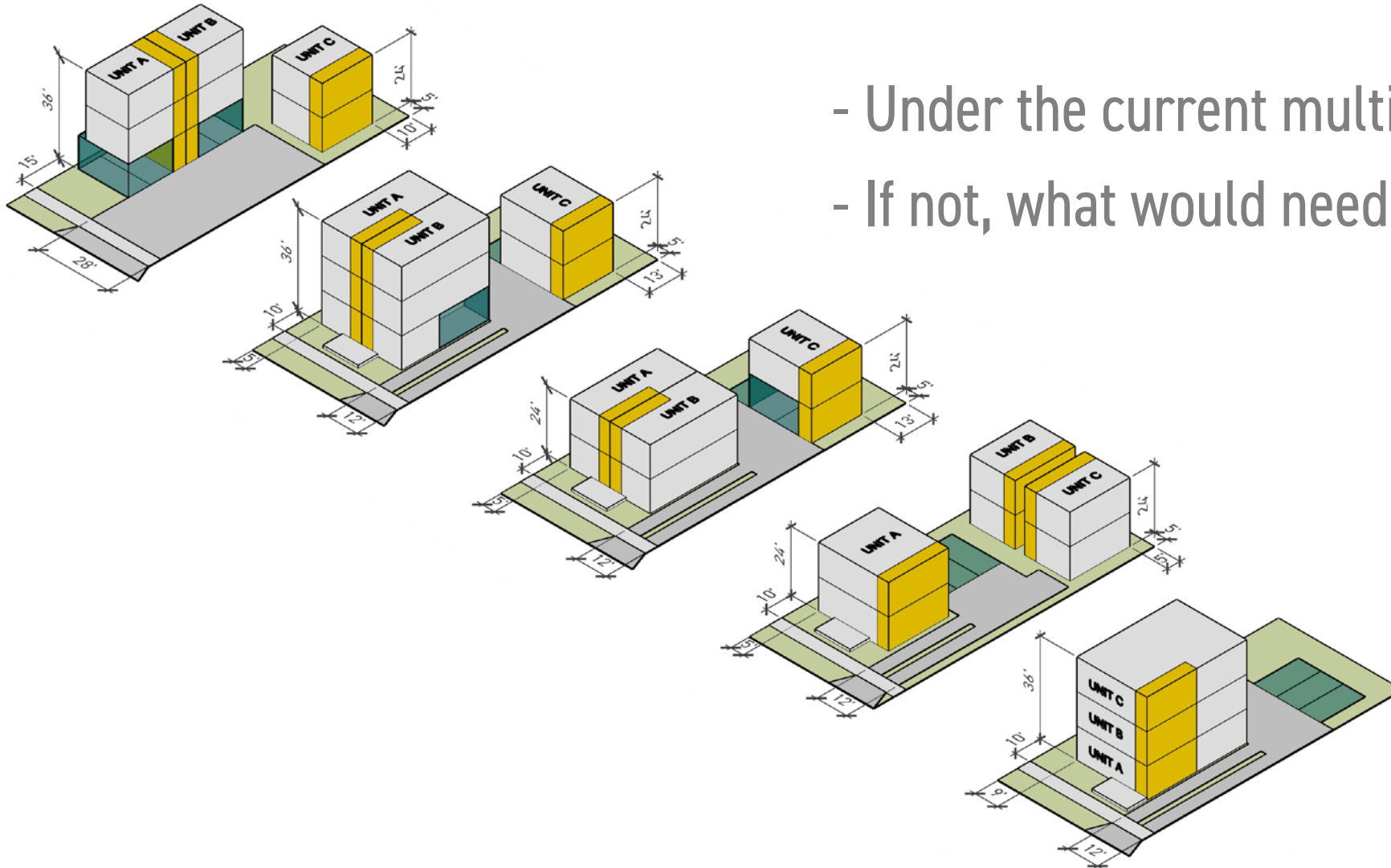
Conversion: Triplex

1 Quadplex

2 Duplexes

4 Bungalows

*****Any proposed changes would NOT override any active deed restrictions that might currently be in place*****

LIVABLE PLACES
HOUSTON

CODE STUDIO

PROTOTYPE MODELING
Can 3 or 4 units fit on a typical 5,000 SF lot?

- Under the current multi-family regulations?

- If not, what would need to change?

MODELING ASSUMPTIONS

Existing Multi-family Parking ratios

- Efficiency: 1.25 spaces per unit
- 1 bedroom: 1.33 spaces per unit
- 2 bedrooms: 1.66 spaces per unit
- 3+ bedrooms: 2 spaces per unit

Existing Single-family Parking Ratio

- 2 spaces per unit

Density

- 30 du/a is current multi-family threshold for a required 28-foot private street.
- 5,000 SF lot - 3 units per lot is approximately 26 du/a
- 5,000 SF lot - 4 units per lot is approximately 35 du/a
- Single-family development cannot exceed 27 du/a

Drainage

- Multifamily: the more land disturbed the more stormwater detention needed on-site
- Single-family: 65% lot coverage exemption

Vehicle Access
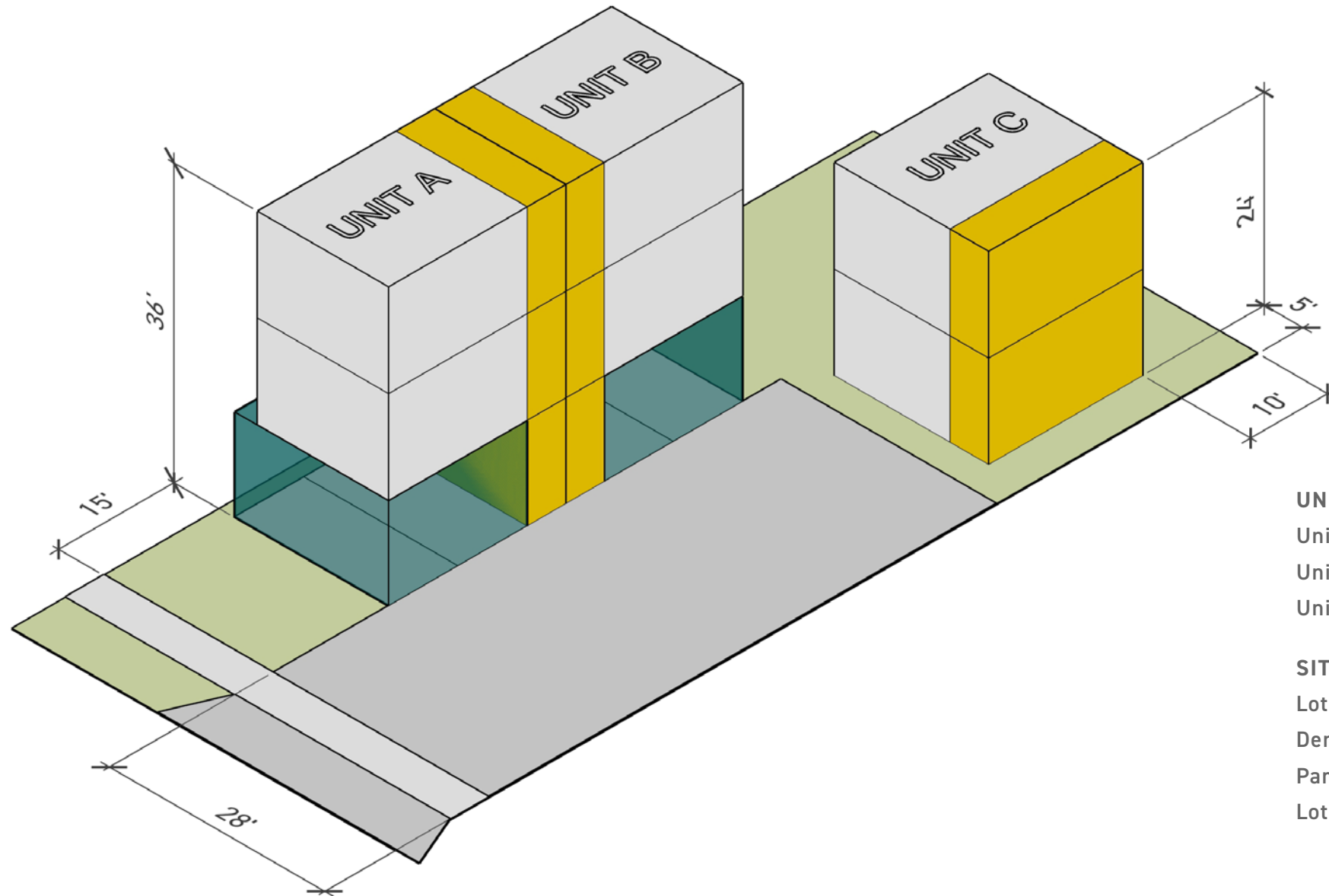
- Assuming front access

*****Starting with no structures on the lot - viable scenarios are possible on lots with existing structures either as new attached or detached units*****

LIVABLE PLACES
HOUSTON

3 UNITS ON A 5,000 SF LOT?
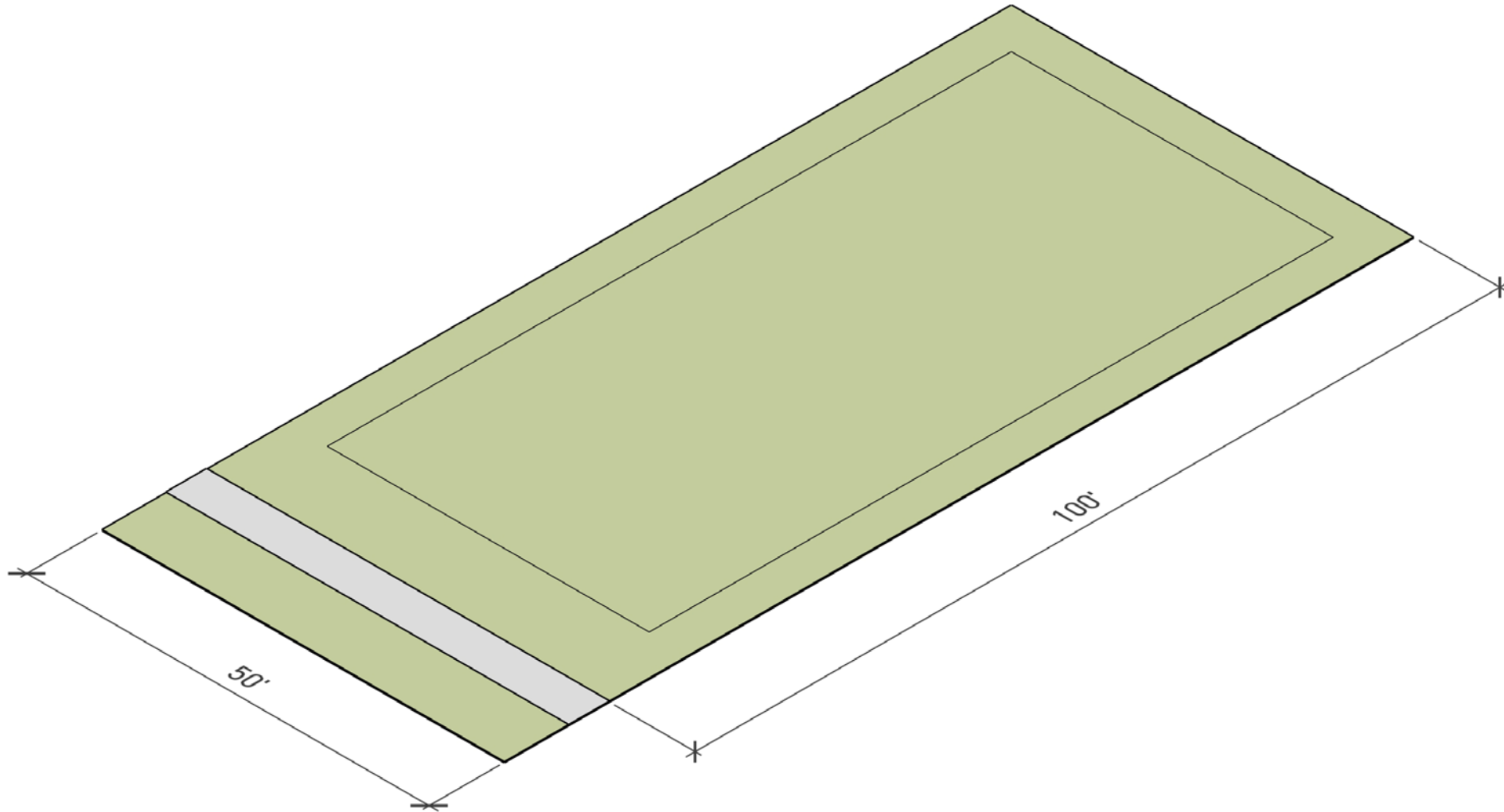
100'

50'

3 UNITS ON A LOT

EXISTING REGULATIONS

Legend:
- Habitable space
- Access & circulation
- Parking
- Open lot area
- Driveway

UNITS

Unit A (1-Bed): 867 SF

Unit B (1-Bed): 867 SF

Unit C (1-Bed): 800 SF

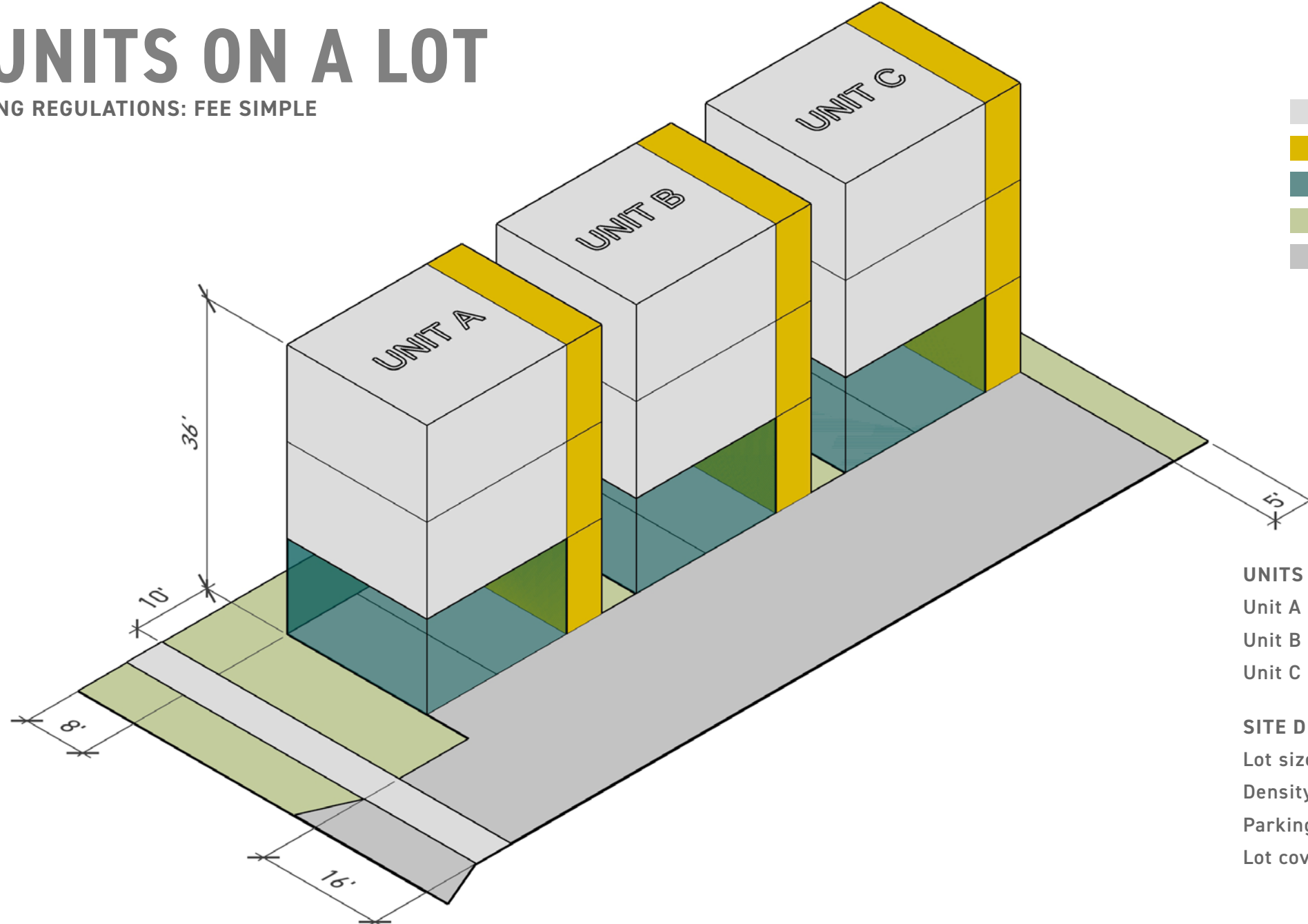**SITE DEVELOPMENT**

Lot size: 50'x100' (5,000 SF)

Density: 26 u/a

Parking: 4 spaces (3x1.33)

Lot coverage: 65%

CODE STUDIO

3 UNITS ON A LOT

EXISTING REGULATIONS: FEE SIMPLE

Legend:
- Habitable space
- Access & circulation
- Parking
- Open lot area
- Driveway

UNIT A
UNIT B
UNIT C

36'
10'
8'
16'
5'

UNITS

Unit A (2-Bed): 1,100 SF
Unit B (2-Bed): 1,100 SF
Unit C (2-Bed): 1,100 SF

SITE DEVELOPMENT

Lot size: 50'x100' (5,000 SF)
Density: 26 u/a
Parking: 6 spaces (2/unit)
Lot coverage: 65%

CODE STUDIO

3 UNITS ON A LOT

28' PRIVATE ST REMOVE & REDUCED PARKING

Legend:
- Habitable space
- Access & circulation
- Parking
- Open lot area
- Driveway

UNITS

Unit A (3-Bed): 1,360 SF

Unit B (3-Bed): 1,360 SF

Unit C (2-Bed): 1,000 SF

SITE DEVELOPMENT
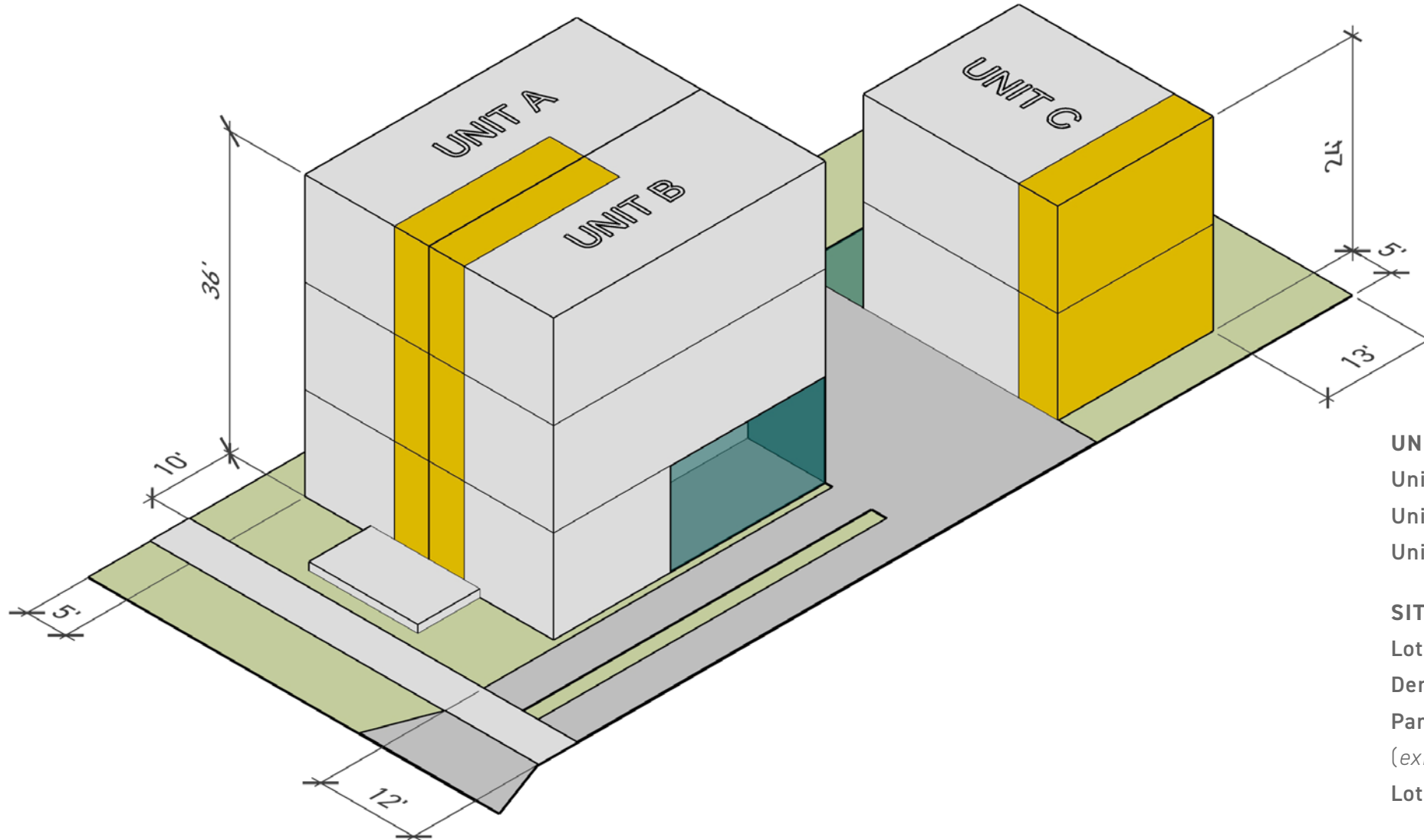
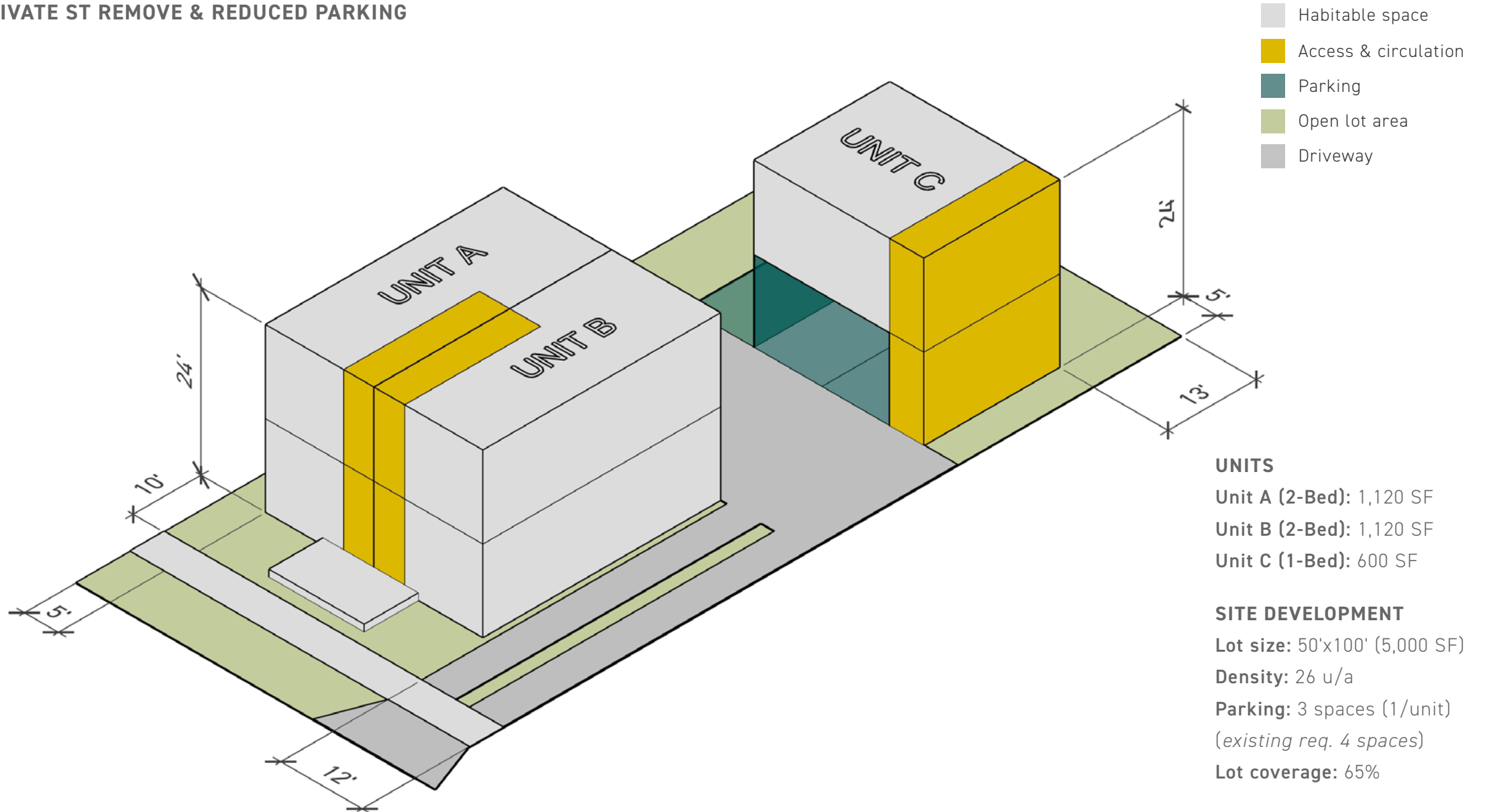Lot size: 50'x100' (5,000 SF)

Density: 26 u/a

Parking: 3 spaces (1/unit)

(*existing req. 6 spaces*)

Lot coverage: 65%

LIVABLE PLACES
HOUSTON

CODE STUDIO

3 UNITS ON A LOT

28' PRIVATE ST REMOVE & REDUCED PARKING

Legend:
- Habitable space
- Access & circulation
- Parking
- Open lot area
- Driveway

UNIT A
UNIT B
UNIT C

24'
10'
5'
12'
5'
13'
24'

UNITS

Unit A (2-Bed): 1,120 SF

Unit B (2-Bed): 1,120 SF

Unit C (1-Bed): 600 SF

SITE DEVELOPMENT

Lot size: 50'x100' (5,000 SF)

Density: 26 u/a

Parking: 3 spaces (1/unit)

(*existing req. 4 spaces*)

Lot coverage: 65%

LIVABLE PLACES
HOUSTON

CODE STUDIO

3 UNITS ON A LOT

28' PRIVATE ST REMOVE & REDUCED PARKING

Legend:
- Habitable space
- Access & circulation
- Parking
- Open lot area
- Driveway

UNIT A

UNIT B

UNIT C

24'

24'

5'

5'

10'

5'

12'

UNITS

Unit A (3-Bed): 1,344 SF

Unit B (1-Bed): 864 SF

Unit C (1-Bed): 864 SF

SITE DEVELOPMENT

Lot size: 50'x100' (5,000 SF)

Density: 26 u/a

Parking: 3 spaces (1/unit)
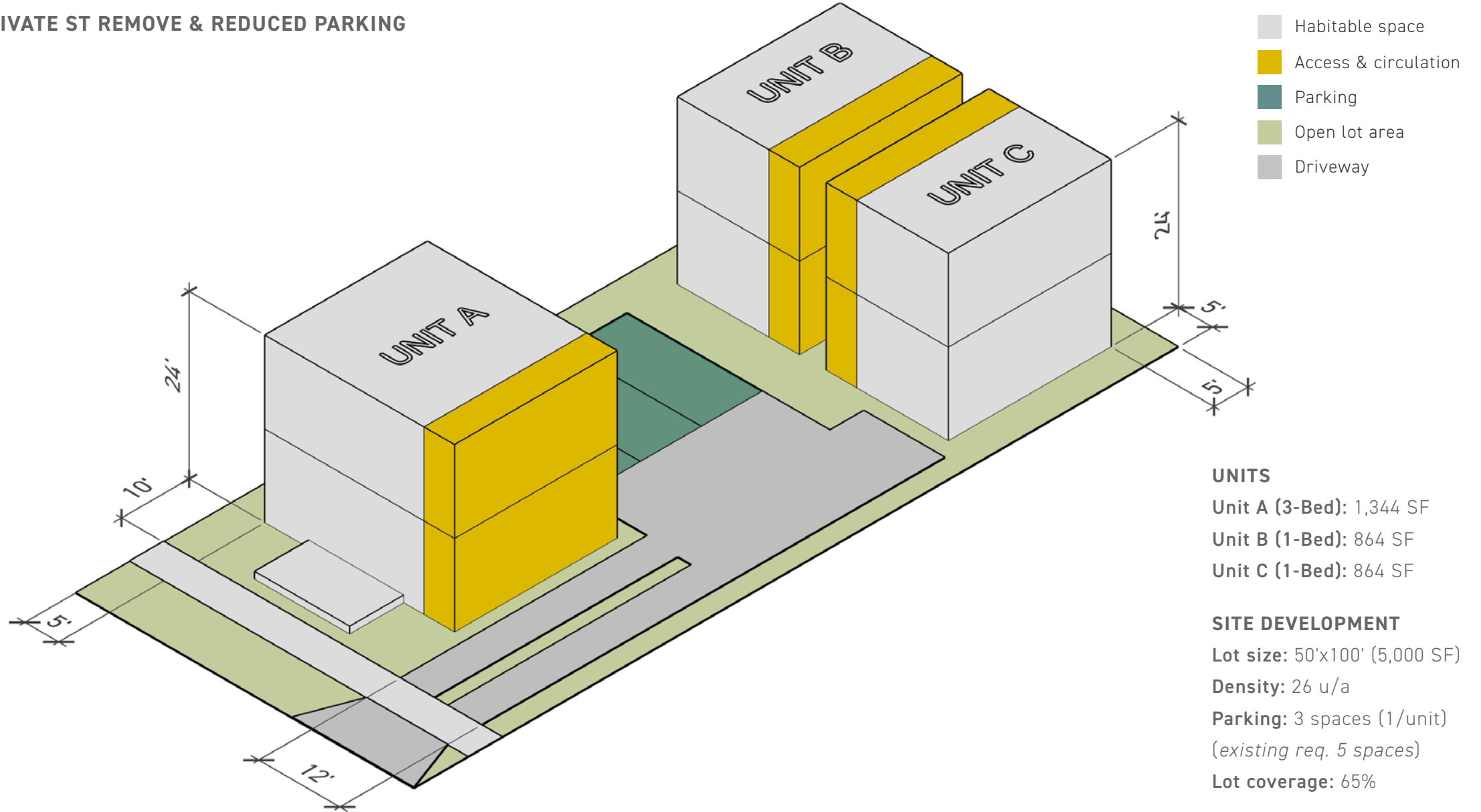
(existing req. 5 spaces)

Lot coverage: 65%

LIVABLE PLACES
HOUSTON

CODE STUDIO

3 UNITS ON A LOT
28' PRIVATE ST REMOVE & REDUCED PARKING

Habitable space

Access & circulation

Parking

Open lot area

Driveway

UNIT C

UNIT B

UNIT A

36'

10'

9'

12'

UNITS

Unit A (2-Bed): 1,120 SF

Unit B (2-Bed): 1,120 SF

Unit C (2-Bed): 1,120 SF

SITE DEVELOPMENT
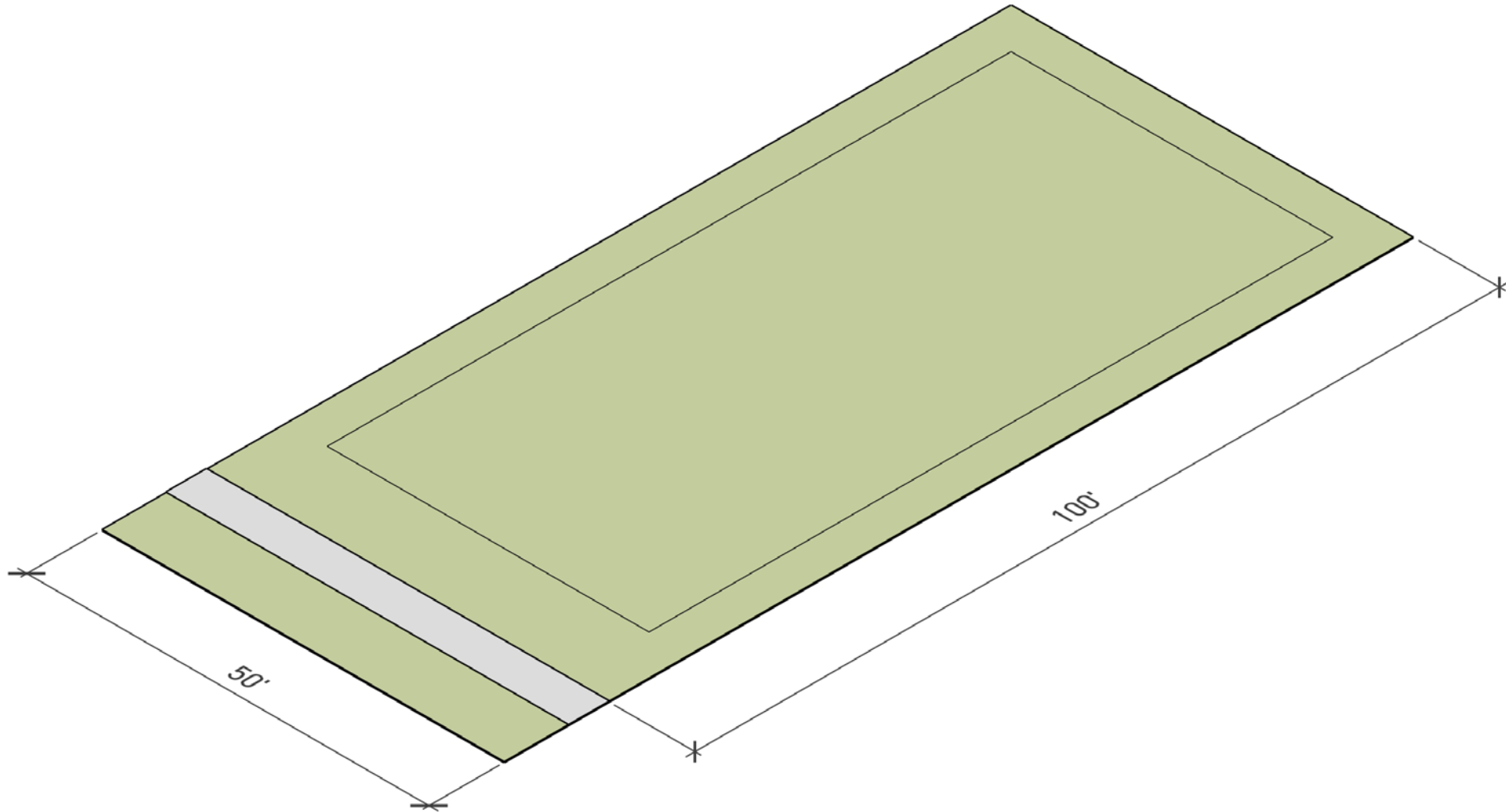
Lot size: 50'x100' (5,000 SF)

Density: 26 u/a

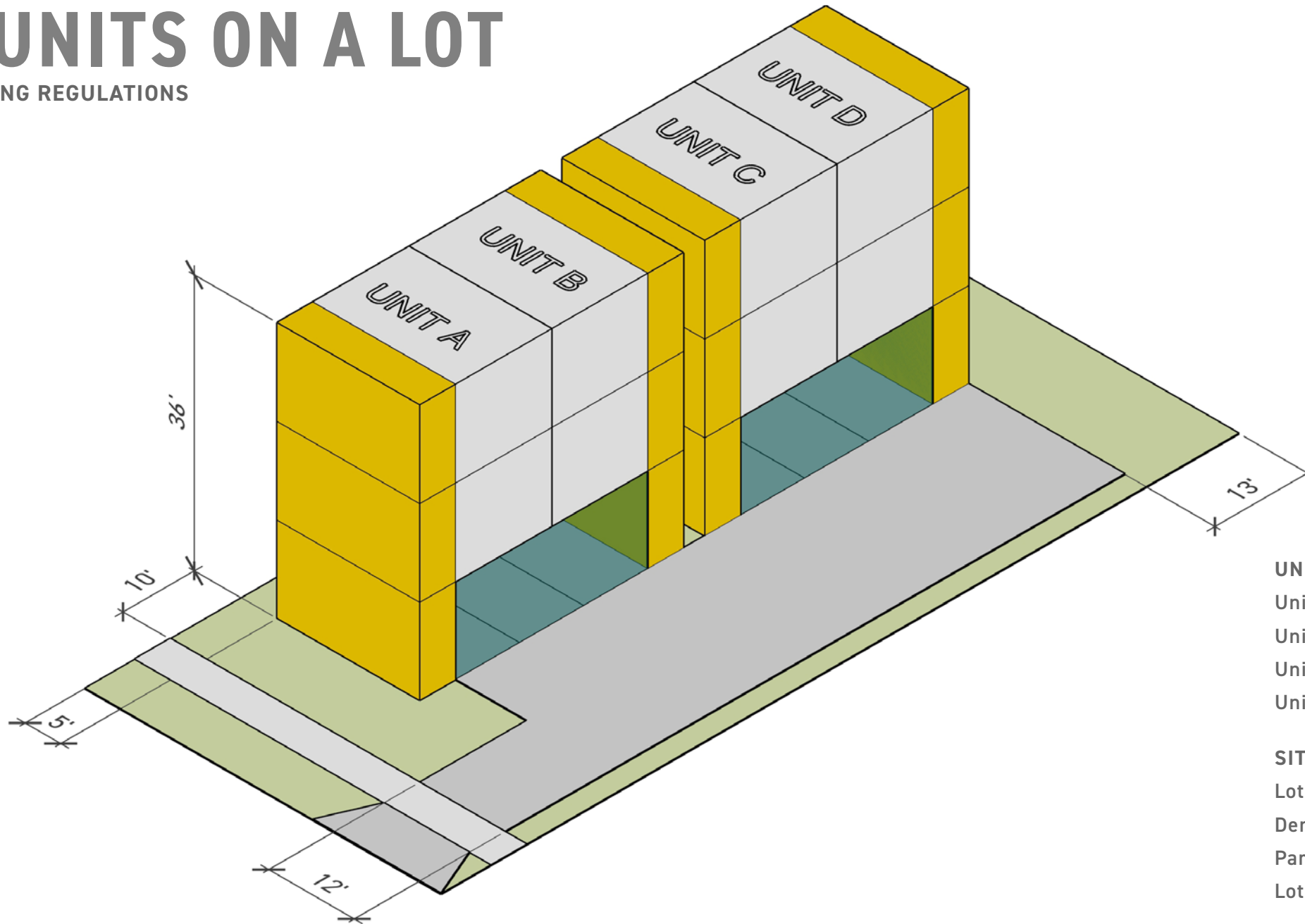**Parking:** 3 spaces (1/unit)

(existing req. 5 spaces)

Lot coverage: 65%

LIVABLE PLACES
HOUSTON

CODE STUDIO

4 UNITS ON A 5,000 SF LOT?

100'

50'

4 UNITS ON A LOT

EXISTING REGULATIONS

Legend:
- Habitable space
- Access & circulation
- Parking
- Open lot area
- Driveway
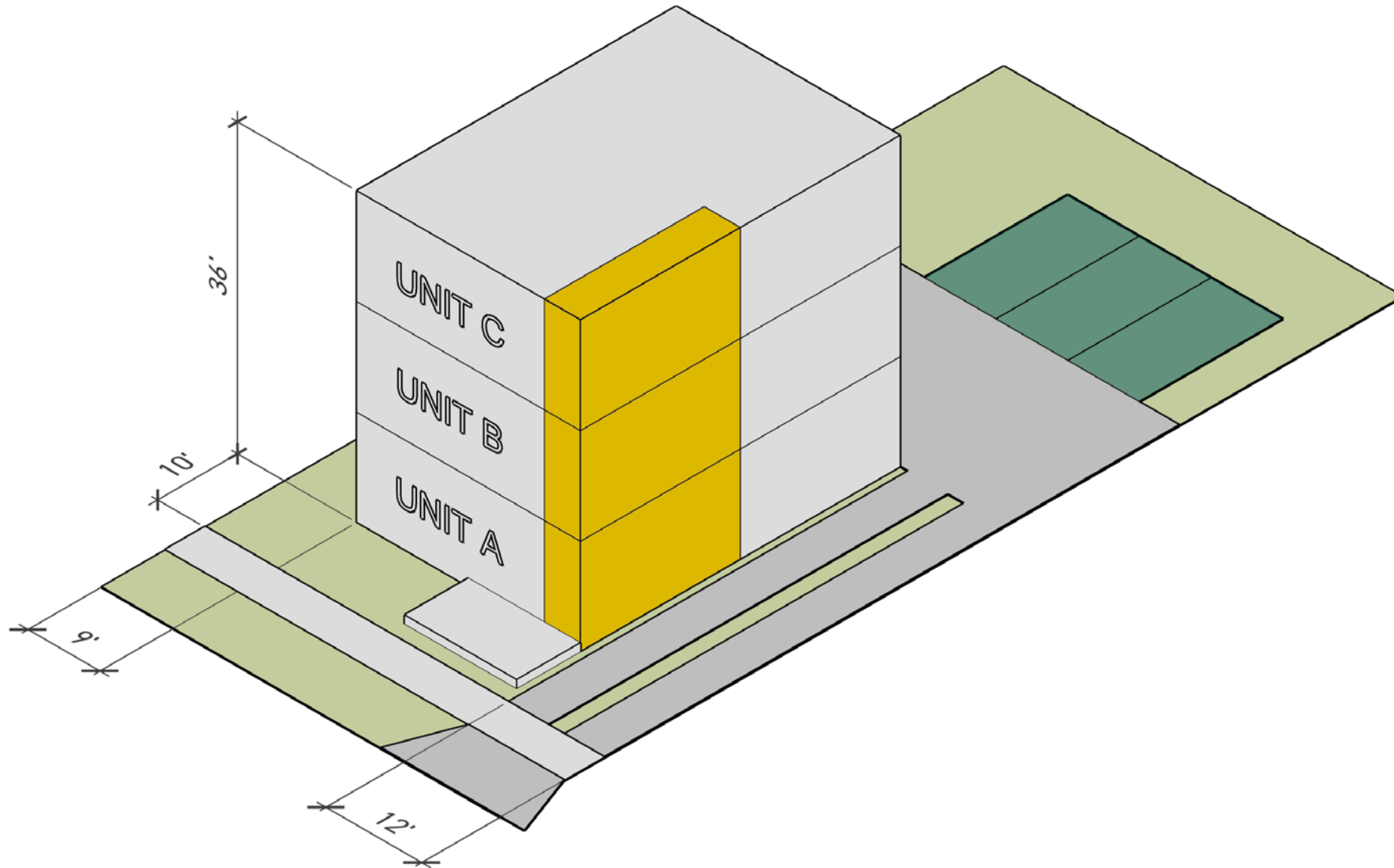
UNITS

Unit A (1-Bed): 840 SF

Unit B (1-Bed): 840 SF

Unit C (1-Bed): 840 SF

Unit D (1-Bed): 840 SF
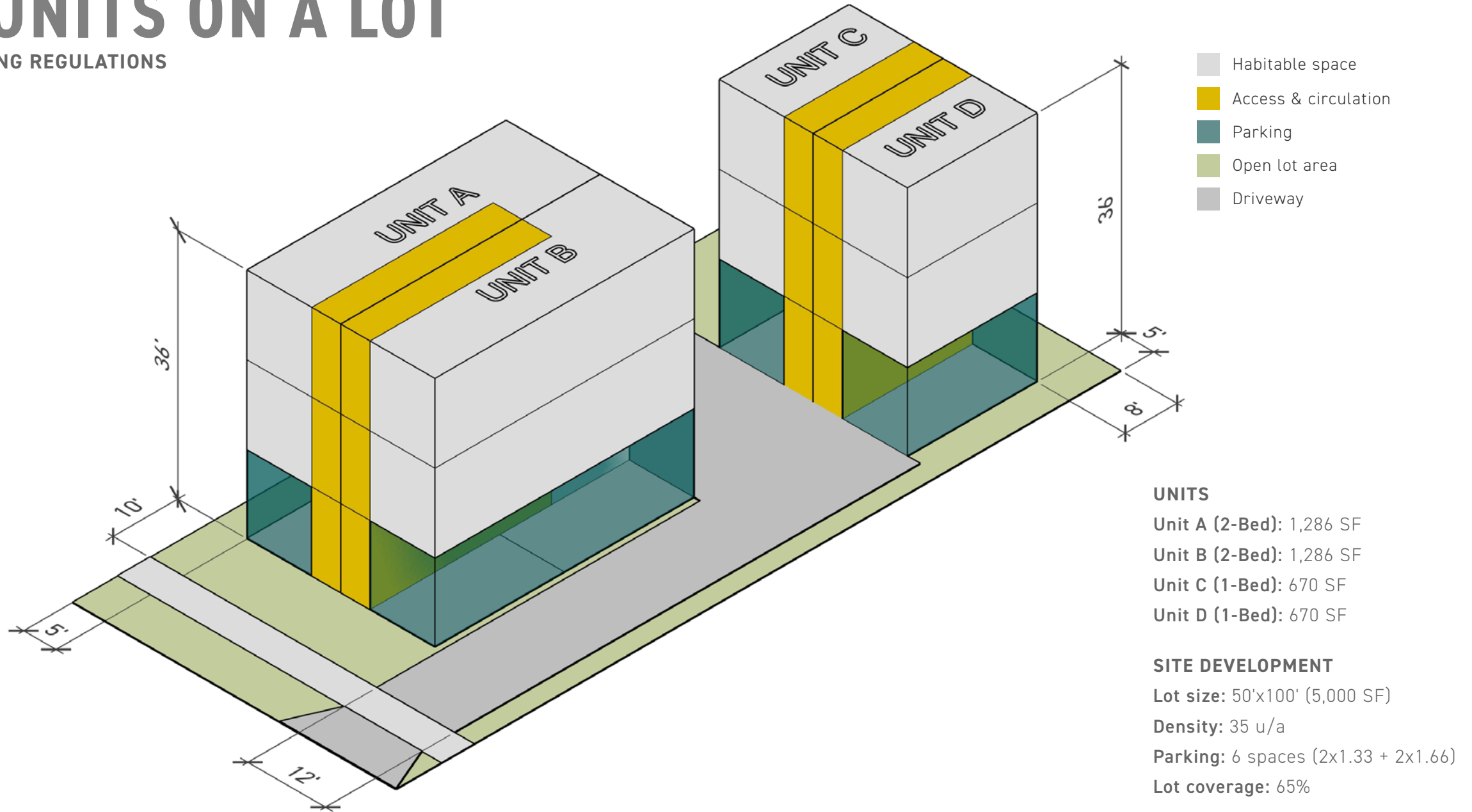
SITE DEVELOPMENT

Lot size: 50'x100' (5,000 SF)

Density: 35 u/a

**Parking:** 5 spaces (4x1.33) 6 shown

Lot coverage: 65%

LIVABLE PLACES
HOUSTON

CODE STUDIO

4 UNITS ON A LOT

EXISTING REGULATIONS

Legend:
- Habitable space
- Access & circulation
- Parking
- Open lot area
- Driveway

UNITS

Unit A (2-Bed): 1,286 SF

Unit B (2-Bed): 1,286 SF

Unit C (1-Bed): 670 SF

Unit D (1-Bed): 670 SF

SITE DEVELOPMENT

Lot size: 50'x100' (5,000 SF)

Density: 35 u/a

Parking: 6 spaces (2x1.33 + 2x1.66)

Lot coverage: 65%

LIVABLE PLACES HOUSTON

CODE STUDIO

4 UNITS ON A LOT

REDUCED PARKING

Habitable space
Access & circulation
Parking
Open lot area
Driveway
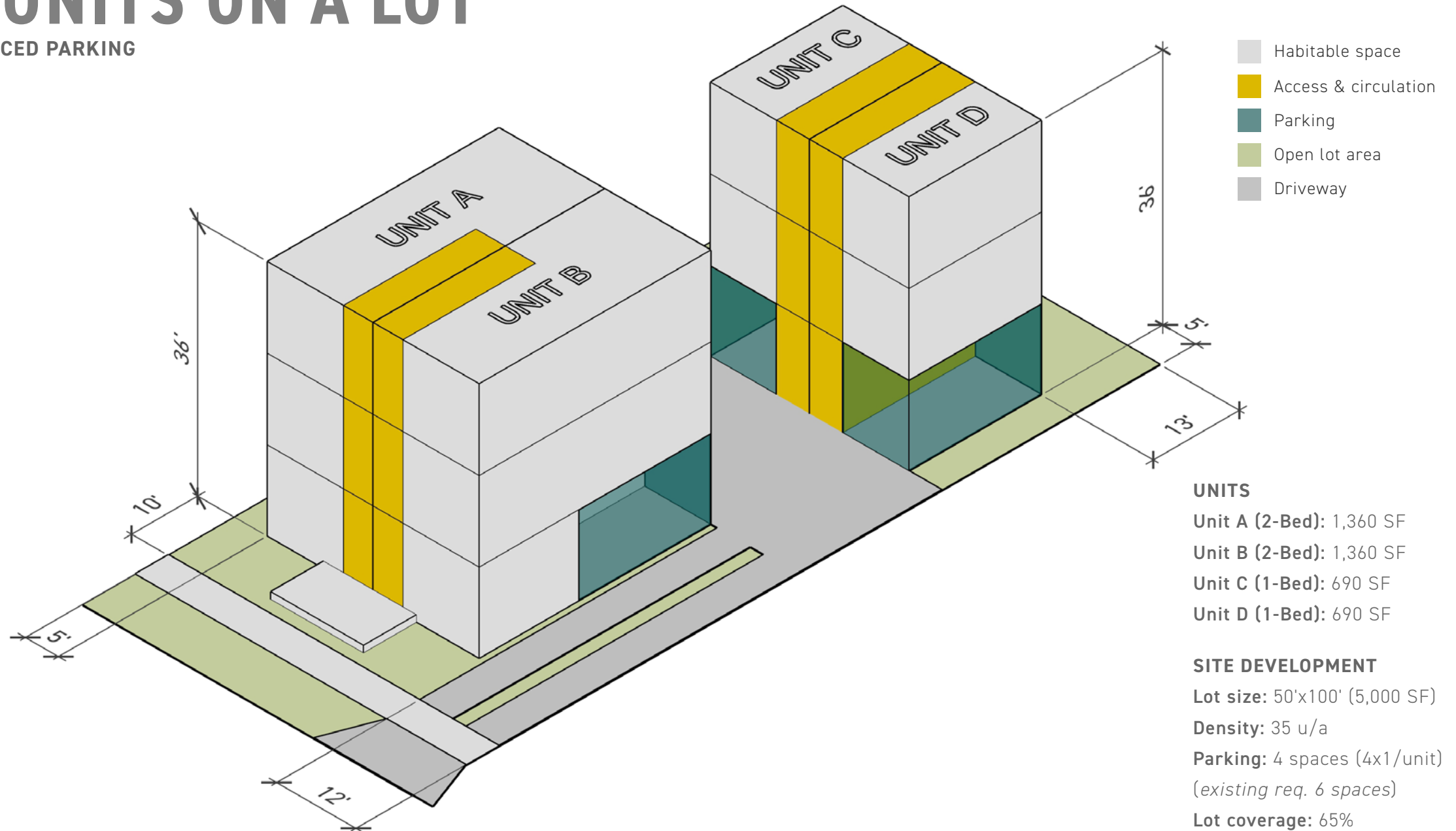
UNITS

Unit A (2-Bed): 1,360 SF

Unit B (2-Bed): 1,360 SF

Unit C (1-Bed): 690 SF

Unit D (1-Bed): 690 SF

SITE DEVELOPMENT

Lot size: 50'x100' (5,000 SF)
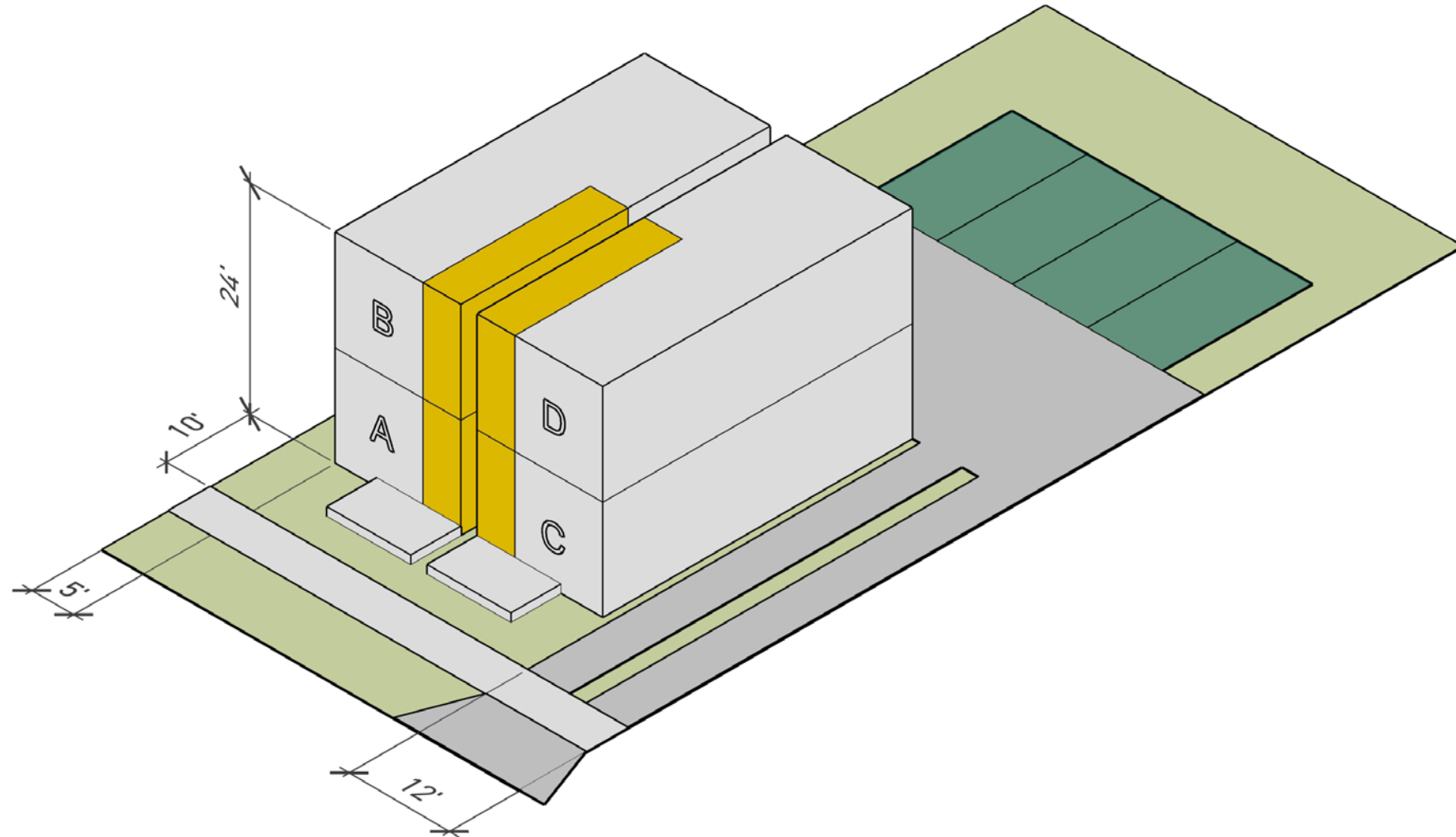
Density: 35 u/a

Parking: 4 spaces (4x1/unit)

(*existing req. 6 spaces*)

Lot coverage: 65%

LIVABLE PLACES
HOUSTON

CODE STUDIO

4 UNITS ON A LOT
REDUCED PARKING

Habitable space
Access & circulation
Parking
Open lot area
Driveway

24'
10'
5'
12'

UNITS

Unit A (1-Bed): 555 SF

Unit B (1-Bed): 555 SF

Unit C (1-Bed): 555 SF

Unit D (1-Bed): 555 SF

SITE DEVELOPMENT

Lot size: 50'x100' (5,000 SF)
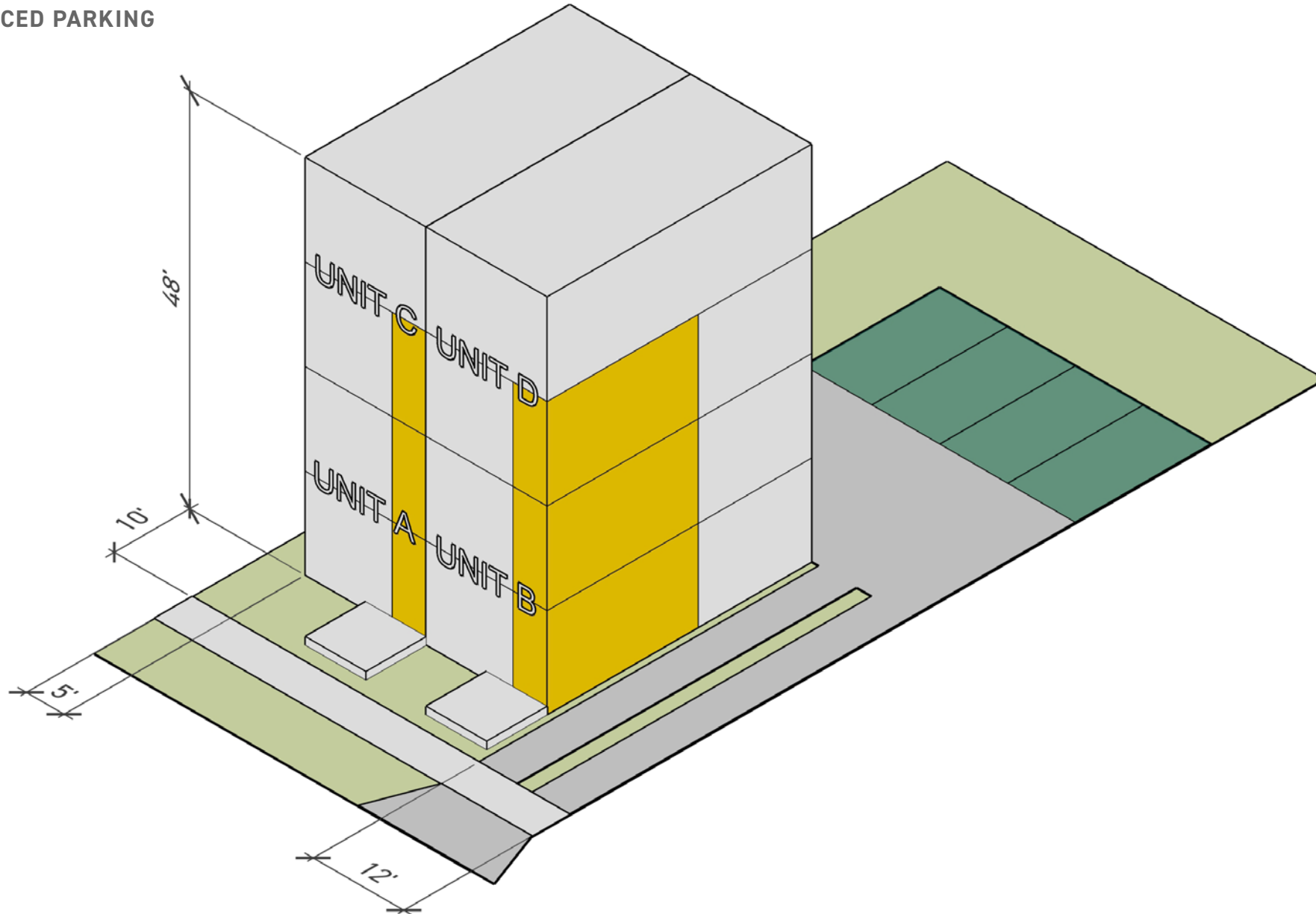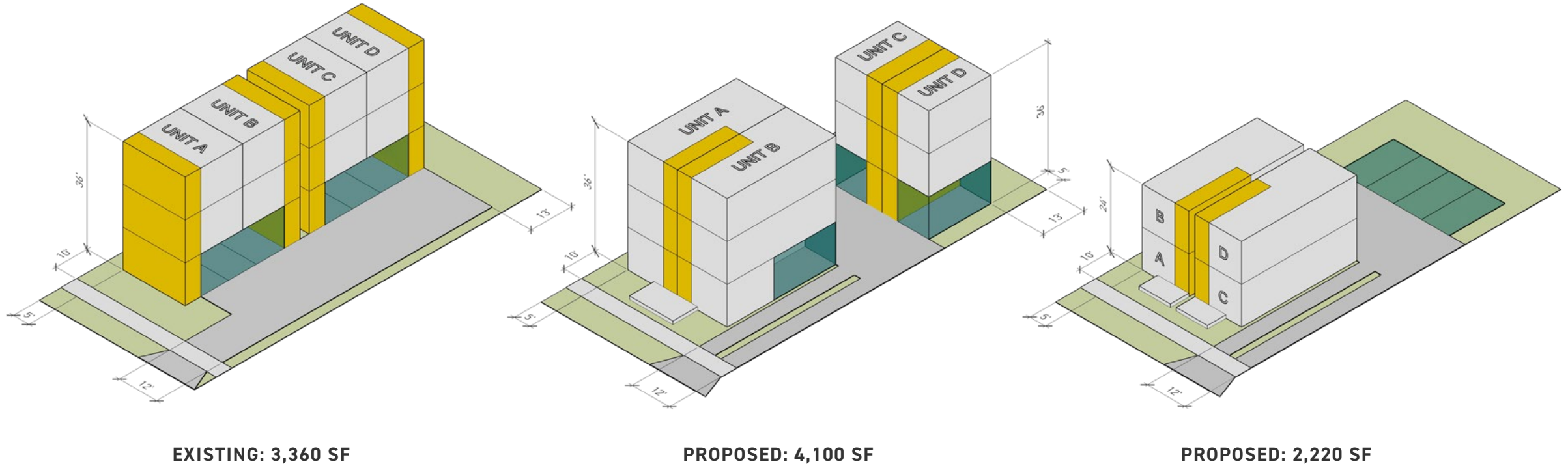
Density: 35 u/a

Parking: 4 spaces (4x1/unit)

(*existing req. 5 spaces*)

Lot coverage: 65%

LIVABLE PLACES
HOUSTON

CODE STUDIO

4 UNITS ON A LOT
REDUCED PARKING

Habitable space

Access & circulation

Parking

Open lot area

Driveway

48'

10'

5'

12'

UNIT C · UNIT D

UNIT A · UNIT B

UNITS

Unit A (2-Bed): 1,120 SF

Unit B (2-Bed): 1,120 SF

Unit C (2-Bed): 1,120 SF

Unit D (2-Bed): 1,120 SF

SITE DEVELOPMENT

Lot size: 50'x100' (5,000 SF)

Density: 35 u/a

Parking: 4 spaces (4x1/unit)
(*existing req. 5 spaces*)

Lot coverage: 65%

LIVABLE PLACES
HOUSTON

CODE STUDIO

KEY TAKEAWAYS

PARKING

EXISTING: 3,360 SF

PROPOSED: 4,100 SF

PROPOSED: 2,220 SF

- More parking required/provided – less space for development

- Parking underneath buildings tends to impact unit size and building height

- Reduced parking provides additional flexibility in terms of site configuration and unit size

- Drainage requirements could impact location of parking and potentially size of units
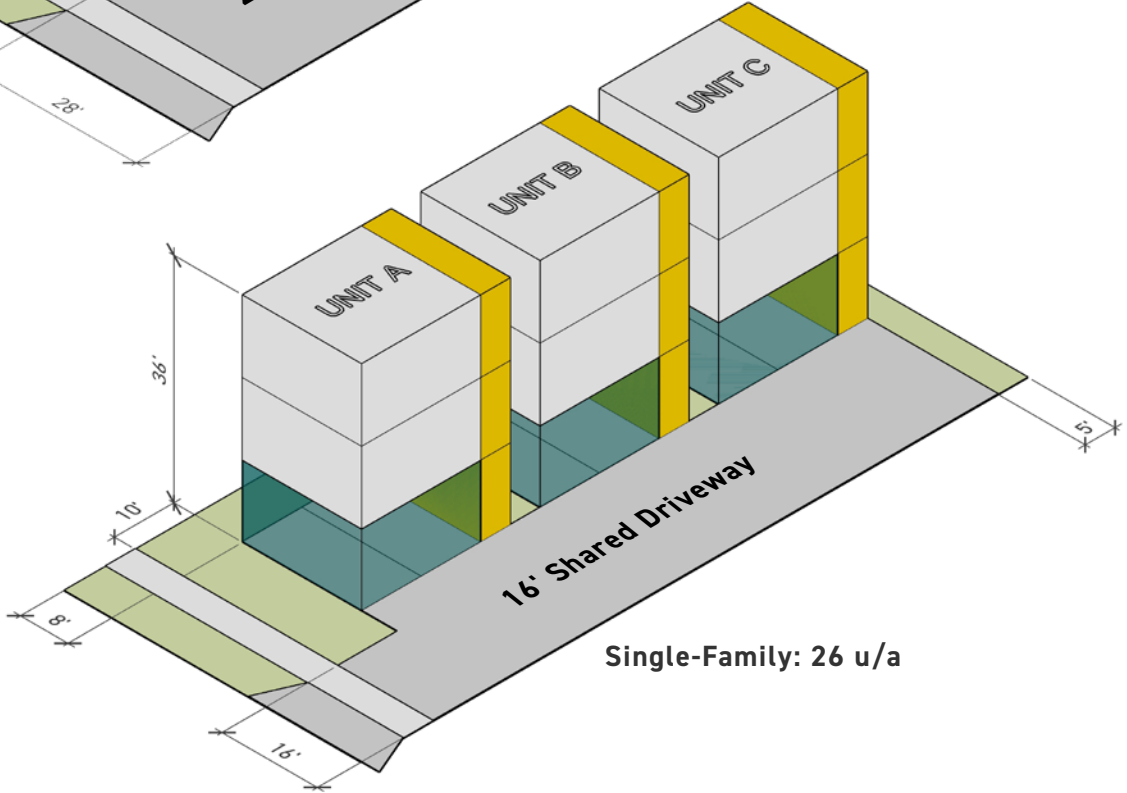
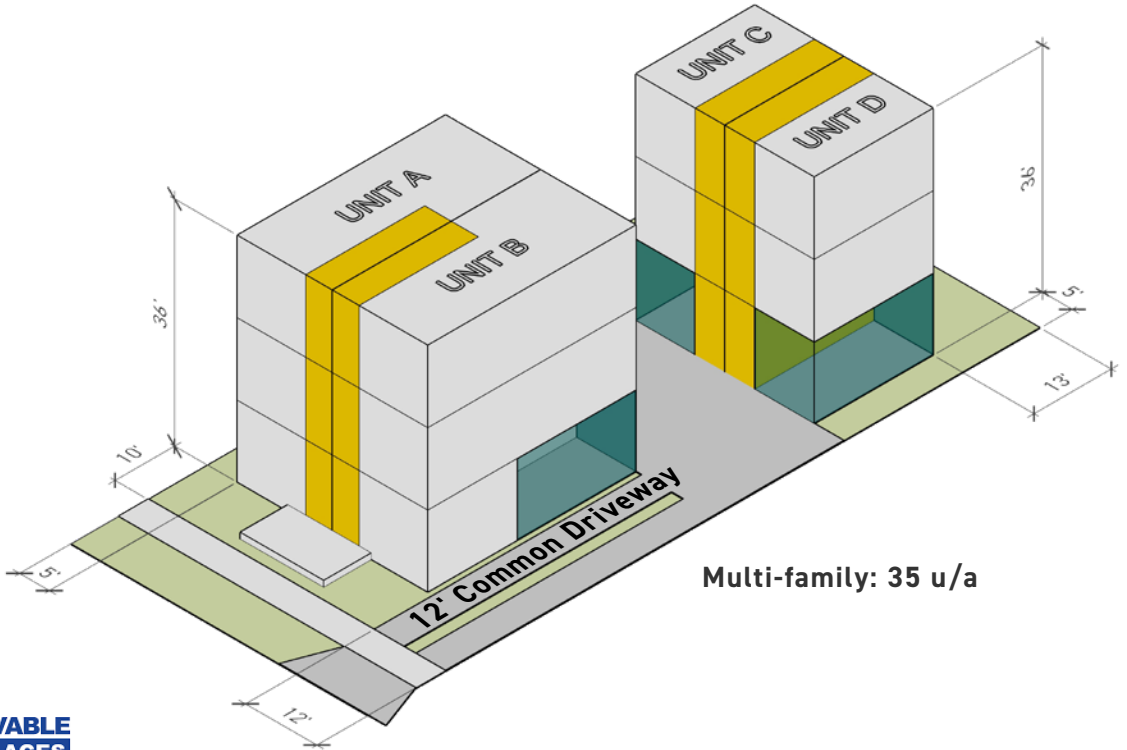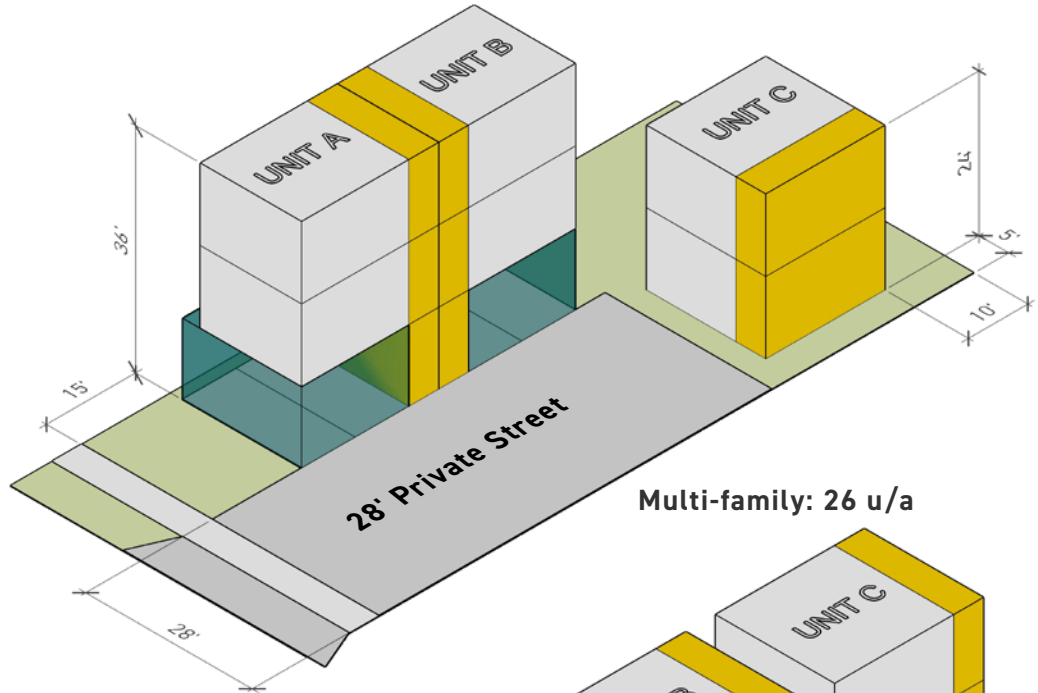CODE STUDIO

KEY TAKEAWAYS

DRAINAGE

- Drainage requirements could have significant cost implications to developments of this size and scale

- Single-family gets a 65% lot coverage exemption – a 5,000 SF lot could generate a large house (3,000 SF to 4,000 SF) – incentivizing larger single-family houses over smaller-scale multi-family projects

- Parking can increase impervious cover – the more parking provided the more detention needed

- More efficient to put parking under buildings, less disturbed land, this could lead to taller buildings

MF: 3,072 SF

SF: 2,960 SF
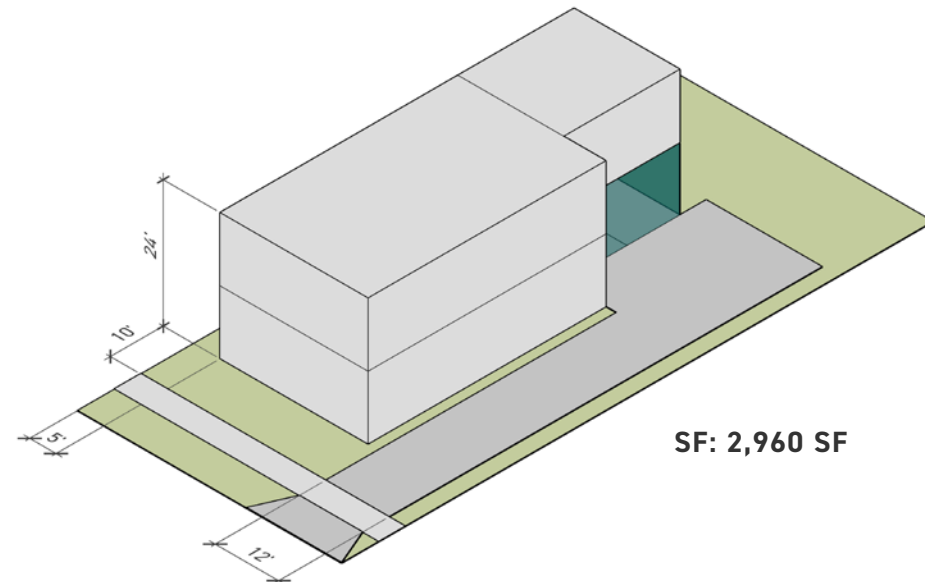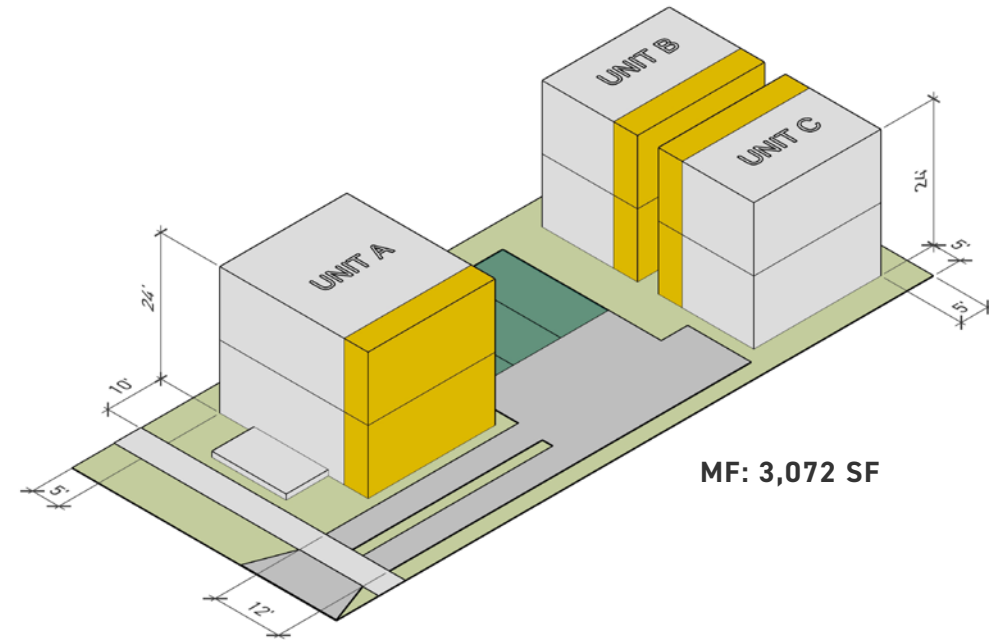
KEY TAKEAWAYS

DENSITY

- Can cause unintended consequences

- 28-foot wide private street is hugely restrictive - in the case of 3 units likely forces fee-simple subdivision

28' Private Street

Multi-family: 26 u/a

Multi-family: 35 u/a

12' Common Driveway

16' Shared Driveway

Single-Family: 26 u/a

KEY TAKEAWAYS

NEIGHBORHOOD CHARACTER & WALKABILITY

- Current regulations promote car dominated landscapes - driveways and parking spaces, reduce street engagement, push active uses to upper-stories, and can negatively impact neighborhood character

EXISTING

EXISTING

PROPOSED

CODE STUDIO