



ONLINE OPEN HOUSE

Fast-paced population growth, limited availability of developable tracts, and a renewed preference for intown living has led to a housing availability and affordability challenge for Durham. Over time, zoning rules have restricted development in many neighborhoods almost exclusively to single-family dwellings, eliminating many of the small-scale and often more affordable multi-family options that once existed.

Expanding Housing Choices is a project that explores ways to eliminate barriers and expand the choices people have when it comes to housing options. One concrete approach is to review and amend the zoning ordinance (local rules that regulate different aspects of land use and development), officially named the Unified Development Ordinance (UDO). Amending the UDO is a legislative process called a Text Amendment.

Following the direction of the Durham City Council and Board of County Commissioners, the Planning Department has created a Discussion Draft of the Text Amendment that contains a menu of proposals for input and feedback. The proposals contained in the draft are aimed at allowing a wider range of housing options for new neighborhoods or that can be integrated contextually into existing neighborhoods. The questionnaire below is intended to help us determine if the proposed changes are moving in the right direction or the wrong direction. We know the questions posed below can be technical, and may be difficult to answer without additional information. Please refer to the additional links and information provided in the sidebar for more context (click to enlarge the images).

The Planning Department wants to hear from you. Please share your thoughts, ideas, questions by:

- 1. Completing the Online Open House Questionnaire below
- 2. Attending an Open House meeting.
 - November 27, 2018. Durham City Hall Lobby. 7:00-8:30 pm.
 - November 29, 2018. Durham City Hall Lobby. 7:00-8:30 pm.
- 3. Contacting <u>Michael.Stock@DurhamNC.gov</u> (mailto:Michael.Stock@DurhamNC.gov) (919-560-4137 ext. 28227) to schedule a meeting with your neighborhood group, professional association, or just you!

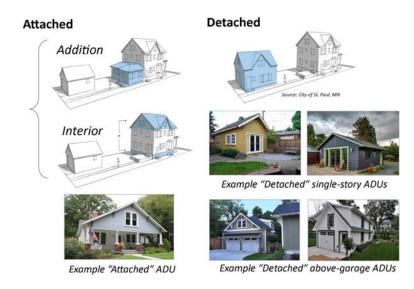
Visit the project <u>website (https://durhamnc.gov/3679/Expanding-Housing-Choices)</u> for more information and materials.

https://publicinput.com/3372# 1/25

Accessory Dwelling Units

What are Accessory Dwelling Units (ADUs)?

One proposed concept is to modify current regulations for Accessory Dwelling Units (ADUs), also known as granny flats, carriage houses, mother-in-law suites or backyard cottages. In Durham's Unified Development Ordinance (UDO), an ADU is defined as a dwelling unit that exists as part of ("attached"), or separate from ("detached"), a primary dwelling on the same lot, and is subordinate in size to the primary dwelling.



ADU Opportunities

- Offers a "grass roots" approach to increasing the supply and variety of housing
- Introduces a discreet form of density into existing neighborhoods
- Can be a wealth-building or stabilizing opportunity for property owners to collect a rental income stream
- Can provide options for multi-generational families or other non-traditional arrangements
- ADUs are already allowed in many places throughout Durham

ADU Challenges

- Current regulations both penalize small main houses and are not sensitive to neighborhood scale
- Loans and other forms of financing are uncommon for ADUs, and especially hard to acquire without equity and excellent credit
- It can be expensive and difficult for people to navigate the process of design, permitting, and building
- HOA rules and other restrictive covenants limit where ADUs can be built

More Information

<u>View (https://durhamnc.gov/DocumentCenter/View/24692/Accessory-Dwelling-Units-PDF) f</u>
(<u>https://durhamnc.gov/DocumentCenter/View/24692/Accessory-Dwelling-Units-PDF)ull poster on ADUs</u>
(<u>https://durhamnc.gov/DocumentCenter/View/24692/Accessory-Dwelling-Units-PDF)</u>

https://publicinput.com/3372# 2/25

Right Direction

Share your thoughts and ideas...

For each of the following, please indicate if you think the proposed modifications to regulations for **Accessory Dwelling Units** are moving in the right direction or in the wrong direction.

Revise the allowable size limit for ADUs from 30% of the primary structure (a house, for example) to a maximum size of 800 square feet.

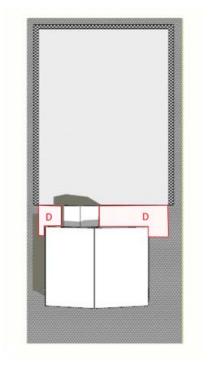
This change is intended to give more flexibility to existing smaller houses wishing to build an ADU. Current regulations limit the size of an accessory dwelling to 30 percent of the square footage of the main house. For instance, a 1,000 square foot house would be limited to an accessory dwelling of 300 square feet. Under proposed rule, any ADU could be up to 800 square feet, regardless of the size of the main house.

| Wrong Direction | | |
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| Select a response | | |
| Share your thoughts and ideas | | |
| Logged in as Michael ▼ Comment | | |
| Allow lots with duplexes to have up to one Accessory Dwelling Unit. A duplex is a two-family structure on a single lot. Currently, an Accessory Dwelling Unit is only allowed to be built on a property with a single dwelling unit. | | |
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| Select a response | | |

https://publicinput.com/3372# 3/25

Logged in as **Michael ▼ Comment**

Allow a detached ADU to the side of the house, but only along the back or last 1/4 of the house (see example Area "D" on the diagram) while maintaining required setbacks.



Currently, most locations require the ADU to the rear of the house (as indicated by the pale grey area).

| Right Direction |
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| □ Don't Know/Uncertain |
| Click to view results |
| Share your thoughts and ideas |

Logged in as **Michael ▼ Comment**

Allow ADUs to be built on existing residential non-conforming lots, so long as all other standards are met.

https://publicinput.com/3372# 4/25

| A non-conforming lot is a | lot that met | dimensional | standards whe | n it was | created, | but do | es not |
|---------------------------|--------------|-------------|---------------|----------|----------|--------|--------|
| meet current dimensiona | l standards. | | | | | | |

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| Select a response |
| Share your thoughts and ideas |

Logged in as **Michael ▼ Comment**

What additional comments do you have regarding Accessory Dwelling Units?

Share your thoughts and ideas...

Logged in as **Michael ▼ Comment**

Duplexes

What are Duplexes?

In Durham's UDO, a duplex is a two-family dwelling in a single structure located on a single lot. Individual units can be located on separate floors or side-by-side.

https://publicinput.com/3372# 5/25









Duplexes can take many forms, and can sometimes be difficult to spot.

Opportunities

- Duplexes can offer a form of discreet, low-impact density that mimics the form and rhythm of existing neighborhoods
- The per-unit price of duplex is often more affordable than the price of a one-unit, single-family house built on the same property
- Especially in the Urban Tier, duplexes can allow more people to take advantage of areas generally wellserved by existing city and county services, including transit services

Challenges

- Construction of new duplexes is limited to only 3% of land in the County
- Even in areas where new duplexes are allowed, few have been built, brining the financial feasibility of building a duplex over an equivalent size single-family house into question
- State law prohibits design standards for single and two-family housing, which could address many of the concerns raised about duplexes

More Information

View full poster on Duplexes (https://durhamnc.gov/DocumentCenter/View/24696/Duplexes-PDF)

For each of the following, please indicate if you think the proposed modifications to regulations for **Duplexes** are moving in the right direction or in the wrong direction.

| 8 | 2018 Expanding Housing Choices Discussion Draft |
|---|---|
| | Allow dupleses in all residential orban (NO) zoning districts (shown in orange in the map |
| | to the right). |
| | Currently, only the areas shown in green have zoning that allow duplexes by right. |
| | O Right Direction |
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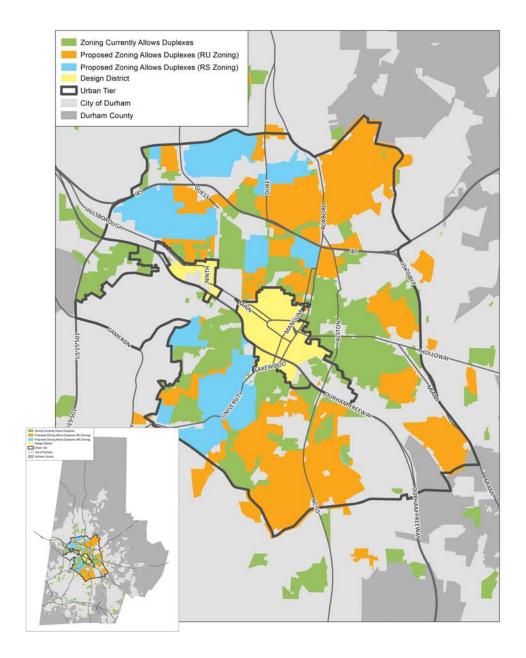
Select a response

Share your thoughts and ideas...

Logged in as **Michael ▼** Comment

Zoning Proposed to Allow Duplexes

https://publicinput.com/3372# 7/25



Allow duplexes in all Residential Suburban (RS) zoning districts in the Urban Tier (shown in blue in the previous map above).

Right Direction

Wrong Direction

Don't Know/Uncertain

Select a response

https://publicinput.com/3372# 8/25

Share your thoughts and ideas...

Logged in as **Michael ▼ Comment**

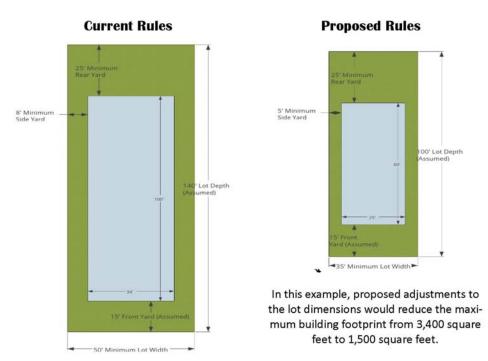
Adjust the lot dimensional and setback standards of duplexes to be the same as single-family houses, including a reduced minimum lot area.

This proposed change is intended to encourage duplexes to blend into the neighborhood context and allow them to be built at the same scale as a single-family structure.

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| Select a response |
| Share your thoughts and ideas |

Logged in as **Michael ▼ Comment**

Example: Minimum Dimensional Standards and Maximum Building Footprint in the RU-5(2) District for a Duplex



https://publicinput.com/3372# 9/25

Allow duplexes to be built on non-conforming lots that are at least 30 feet wide, and were platted prior to 2006 (the year the zoning ordinance was adopted).

A non-conforming lot is a lot that met dimensional standards when it was created, but does not meet current dimensional standards. The current rules allow for single-family houses to be constructed by right on most non-conforming lots as long as all other requirements are met. This proposal would extend this allowance to Duplexes as well.

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| Share your thoughts and ideas |
| Logged in as Michael ▼ Comment |
| Allow the two units of a duplex to be in separate structures. Currently, and typically, a duplex is one structure with two dwelling units on one lot. The proposal would allow each unit in an individual, separate structure while on the same lot and maintaining the same setback requirements. |
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| Click to view results |
| Share your thoughts and ideas |

Logged in as **Michael ▼ Comment**

https://publicinput.com/3372# 10/25

Allow duplexes as a housing type within a cluster or conservation subdivision.

| residences. |
|--|
| open space or conservation areas. These subdivisions currently only allow for single-family |
| These are special types of subdivisions that allow a limited amount of reduced lot size for more |

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| Click to view results | |
| Vhat additional comments do you have regarding Duplexes? | |
| Share your thoughts and ideas | |
| Logged in as Michael ▼ Com | ment |
| Anna Bloodworth I think it's time Durham adopts a variety of housing options, as we grow as a adapt to what other larger cities use without losing our character | must |
| 2 hours ago | g □ Agree |

Lot Dimensions and Density

Lot Dimensions: Area and Width

The UDO establishes the minimum size and lot width of lots in order to ensure sufficient space on the site for the intended land use, and to create a consistent character of development. In Durham's UDO, lot area and widths are dependent on both the zoning district and the housing type.

Residential Density

In planning and development, residential density refers to the number of dwelling units per acre. It is a measure of development impact and intensity, but does not necessarily determine design. In Durham's UDO, each zoning district (Downtown excluded) establishes a maximum residential density.

Opportunities

- The cost of land is a significant driver of development costs and affordability. Allowing for smaller lots could reduce overall expense
- Durham's relatively large lot pattern offers possibilities for creative infill

https://publicinput.com/3372# 11/25

Challenges

- Large lots can provide space for mature trees, wildlife, permeable surfaces and can contribute to the character of many neighborhoods
- There is concern that reducing minimum lot area will compel property owners to subdivide their land into two lots, which could lead to more teardowns

More Information

<u>View full poster on Lot Dimensions and Density</u> (<u>https://durhamnc.gov/DocumentCenter/View/24693/Dimensions-and-Density-PDF)</u>

For each of the following, please indicate if you think the proposed modifications to regulations for **Lot Dimensions and Density** are moving in the right direction or in the wrong direction.

Incrementally reduce the minimum lot area across all residential zoning districts (except RS-20) in the Urban Tier. Please refer to the Menu of Housing Types below for more information.

This proposed change is one method to allow for more housing.

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| Select a response | |
| Share your thoughts and ideas | |
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Logged in as **Michael ▼ Comment**

Adjust minimum lot widths across all residential zoning districts (except RS-20) in the Urban Tier. Please refer to the Menu of Housing Types below for more information.

This proposed change is intended to allow for more housing in tandem with proposed lot area reductions.

| Right Direction |
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https://publicinput.com/3372# 12/25

| 3/2018 | Expanding Housing Choices Discussion Draft |
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| (https://durhamnc.gov | m densities in residential zoning districts in the Urban Tier. See |
| | ntial Density tables for more information. |
| This proposed chang opportunities. | ge is intended to accommodate smaller lot sizes and allow for creative infill |
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Logged in as **Michael ▼ Comment**

https://publicinput.com/3372# 13/25

| | Current | Proposed |
|--------------------|----------------------------------|----------------------------------|
| RS-20 (Urban Tier) | 2 | 2 |
| RS-10 (Urban Tier) | 4 | 6 |
| RS-8 (Urban Tier) | 5 | 9 |
| RS-M (Urban Tier) | 8 ¹ /18 ² | 12 ¹ 20 ² |
| RU-5 | 8 | 12 |
| RU-5(2) | 8 | 12 |
| RU-M | 12 ¹ /20 ² | 12 ¹ /20 ² |
| RC (Support) | 20 | 20 |
| RC (Core) | 53 | 53 |

What additional comments do you have regarding Lot Dimensions and Density?



Logged in as **Michael ▼ Comment**

Anna Bloodworth Growth can't happen in a vacuum, more business more residents moving from metropolitan areas will want and expect more relevant modern options like these

2 hours ago □ Reply ►Flag □ Agree

Small Houses on Small Lots (New)

What is meant by a Small House on a Small Lot?

A small house is a proposed new housing type under Section 7.1 of the UDO that is a single or two-family unit, limited in size and height. Small houses are proposed to be allowed on smaller lots. The proposed rules would create:

- A minimum lot area of 2,000 square feet,
- Maximum building size of 1,200 square feet
- Maximum building footprint of 800 square feet
- Height limit of 25 feet.

Building Code as "a dwelling with 400 square feet or less in floor area, excluding lofts".







Opportunities for Small Houses on Small Lots

- The cost of land is a significant driver of development costs and affordability. Allowing for smaller homes on smaller lots could reduce overall expense
- Small homes can offer "in neighborhood" alternatives for aging in place, or for people with a variety of life circumstances
- Small houses can provide an alternative to an Accessory Dwelling Unit, especially for property owners unable or uninterested in building, maintaining or leasing
- Could help people who are "land rich" but "cash poor" have access to some of the equity in their home

Challenges for Small Houses on Small Lots

• Size and height restrictions must be placed on the deed in order to prevent future additions that would exceed the size and height standards

More Information

• <u>View full poster on Small Houses on Small Lots</u> (<u>https://durhamnc.gov/DocumentCenter/View/24691/Small-House-Small-Lot-PDF)</u>

For each of the following, please indicate if you think the proposed new regulations for the **Small House/Small Lot** option are moving in the right direction or in the wrong direction.

Create a new Small House housing type, allowable on a small (minimum 2,000 square foot lot) that would be limited in size to 1,200 square feet (with a building footprint of 800 feet), and 25 feet tall.

This proposed change is intended to offer an option that can reduce the cost of developing smaller housing units.

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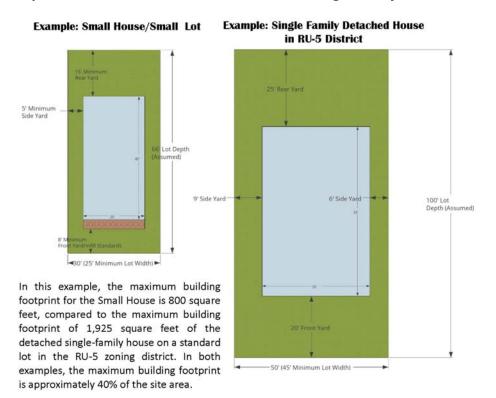
Select a response

https://publicinput.com/3372# 15/25

Share your thoughts and ideas...

Logged in as **Michael ▼ Comment**

Comparison of a Small House on a small lot to a Single Family Detached House on a standard lot



Allow the Small House/Small Lot housing type in all residential zoning districts in the Urban Tier (with the exception of the RS-20 district) and in the RU zoning districts in the Suburban Tier. See the areas colored in blue in the map.

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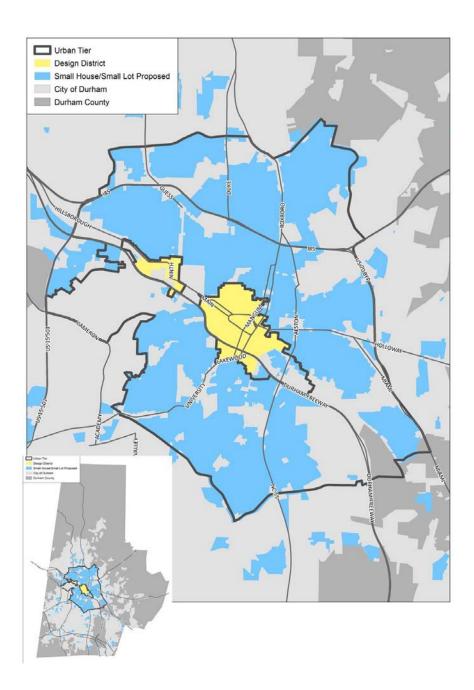
Select a response

Share your thoughts and ideas...

https://publicinput.com/3372# 16/25

Logged in as **Michael ▼ Comment**

Zoning Proposed to Allow Small House on Small Lot option



Allow a "Small House" to be built on a flag lot with a minimum flag pole width of 12 feet.

This proposed change is intended to allow deep lots to be used for small scale housing that might mimic the size and scale of a detached Accessory Dwelling Unit.

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| Select a response |
| Share your thoughts and ideas |

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What is a flag lot?

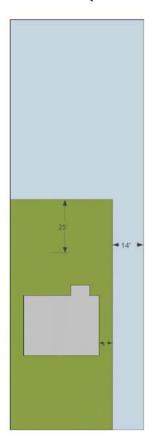
A flag lot is one with two distinct parts:

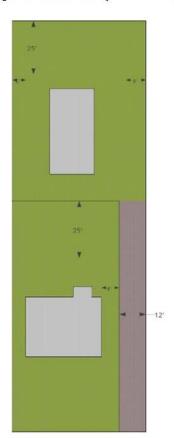
- 1. The flag, which is located behind another lot and is the only building site. It meets the lot width requirements of the zoning district; and
- 2. The pole, which connects the flag to the street; provides the only street frontage and access for the lot. Current standards require a minimum of a 20' wide pole.

Current vs. Proposed Rules

Current Rules (20' Pole)

Proposed Rules (12' Pole)





- Current rules would prevent this 11,500 square foot lot from subdividing into a flag lot, leaving over 6,500 square feet of land underutilized (from a housing perspective).
- The creation of a flag lot cannot make the "parent lot" non-conforming. Therefore, current rules would require a six foot set back, in addition to the 20 foot pole. Taking the setback into consideration, only 14 feet remain.
- Reducing the pole with to 12' would make it possible to create a new flag lot with a small house.

What additional comments do you have regarding the proposed new Small House/Small Lot option?

Share your thoughts and ideas...

https://publicinput.com/3372# 19/25

Logged in as Michael ▼ Comment

Anna Bloodworth This is fantastic and needed!

2 hours ago □ Reply Flag □ Agree

Residential Infill Standards

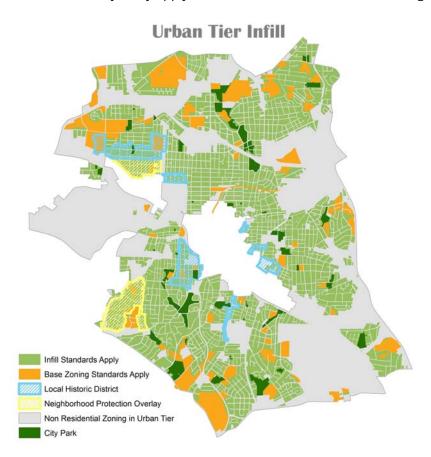
What are the purposes of Infill Standards?

Infill development standards are intended to preserve the basic feel of a street by allowing new development that complements existing construction by respecting existing design elements that help define the public space (building and lot rhythm, setbacks, bulk, and height). If a standard is not explicitly called out in UDO Section 6.8 Infill Development, the base zoning regulation applies.

Where do Infill Standards Apply?

In the Urban Tier

- Applies to new construction or to modifications of existing residential buildings located on sites less than 4 acres in a residential district
- Applies broadly in the Urban Tier (see map)
- Additional overlays may apply, such as Local Historic Districts or Neighborhood Protection Overlays



https://publicinput.com/3372# 20/25

In the Suburban Tier

- Applies to multifamily development located on sites less than 4 acres that are surrounded on all sides by single-family residential development
- Much less prevalent in the Suburban Tier

More Information

<u>View full poster on Context Sensitivity and Scale through Infill Development Standards</u> (https://durhamnc.gov/DocumentCenter/View/24687/Infill-Standards-PDF)

For each of the following, please indicate if you think the proposed modifications to regulations for **Residential Infill** are moving in the right direction or in the wrong direction.

Require at least one tree must be planted or preserved to the rear of the primary structure, in addition to required street trees.

This proposed change is intended to aid in limiting paving and help maintain a tree canopy.

| Right Direction |
|-------------------------------|
| Wrong Direction |
| O Don't Know/Uncertain |
| Select a response |
| Share your thoughts and ideas |

Logged in as Michael ▼ Comment

Limit driveways (Vehicle Use Areas) to 12 feet wide, but allow expansion up to 24' wide to accommodate garage access or parking under the following conditions: • It is behind the front building line • It is further than 20 feet from the front property line, and; • The parking area does not exceed 400 square feet.

The intent of this proposed change is to limit the extent of impervious surfaces and the visual impact of driveways and parking areas.

https://publicinput.com/3372# 21/25

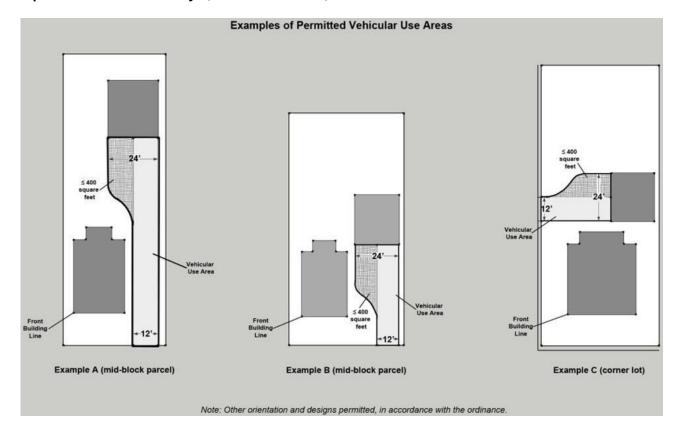
- Right Direction
- Wrong Direction
- Don't Know/Uncertain

Select a response

Share your thoughts and ideas...

Logged in as **Michael ▼ Comment**

Proposed Rules for Driveways (Vehicle Use Areas)



Maintain current height limitations but remove the 25-foot distance exemption.

Current Infill height rules allow the lesser of the base zoning height (typically 35 feet) or no more than 14 feet than height of the adjacent structure unless there is separation of 25 feet or more. The proposed rule generally keeps these standards but removes the 25-foot separation exemption and specifies which adjacent structures shall be used for comparison.

Right Direction

https://publicinput.com/3372# 22/25

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| Share your thoughts and ideas | |
| | Logged in as Michael ▼ Comme i |
| Remove minimum lot width standards from the listrict standards for minimum lot width. | Infill section. Default back to base zonii |
| for infill situations, current rules for minimum lot widt ots on the block face. The intent behind this rule is to However, it does not take into consideration the often and can, inadvertently, suppress development potenti upersede any lot width reductions proposed for deve | mimic the pattern and rhythm of buildings. irregular platting pattern of existing blocks al. Additionally, this standard would |
| Right Direction | |
| Wrong Direction | |
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| Select a respo | onse |
| Share your thoughts and ideas | |
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| Apply the Infill Standards to property zoned RU i | n the Suburban Tier. |
| applicability in the Suburban Tier only applies to multi amily development. The proposal extends applicabilit o areas within the Urban Tier. | |
| ☐ Right Direction | |
| □ Wrong Direction | |

https://publicinput.com/3372# 24/25

Don't Know/Uncertain

Click to view results

Share your thoughts and ideas...

Logged in as **Michael ▼ Comment**

Continue

Spread the word





in

https://publicinput.com/3372# 25/25

A

▼ Translate

Step 1 Step 2 Step 3

YOUR VOICE MATTERS!

The City of Durham is working to improve its engagement and ensure that everyone has the opportunity to be heard during decision making regardless of their identity. Filling out the following demographic questionnaire is **optional**, but will be extremely helpful in measuring the fairness and equity of our engagement. These questions are not listed in any particular order.

Even if you do not wish to answer some or all of the questions in Steps 2 or 3, PLEASE go to the end of Step 3 to submit the overall questionnaire. Thank you.

Is your residence...

| Owned by you or someone in your household? |
|--|
| O Rented? |
| O I prefer not to answer |

Select a response

What is your age?

O Under 12 years old

| 0 | 12-18 years old |
|-----|---|
| 0 | 19-24 years old |
| 0 | 25-29 years old |
| 0 | 30-39 years old |
| 0 | 40-49 years old |
| 0 | 50-59 years old |
| 0 | 60-69 years old |
| 0 | 70-79 years old |
| 0 | 80 years old |
| | |
| 0 | I prefer not to answer |
| 0 | I prefer not to answer Select a response |
| Wha | |
| Wha | Select a response |
| Wha | Select a response t is the highest level of education you have completed? |
| Wha | Select a response t is the highest level of education you have completed? No schooling completed |
| Wha | Select a response t is the highest level of education you have completed? No schooling completed Grade school |
| Wha | Select a response t is the highest level of education you have completed? No schooling completed Grade school Middle school |
| Wha | Select a response t is the highest level of education you have completed? No schooling completed Grade school Middle school High school diploma or GED or alternative credential |

What is your total household income level?

11/28/2018

Master's degree

Doctorate degree

Less than \$10,000

I prefer not to answer

\$10,000 to \$24,999

\$25,000 to \$34,999

\$35,000 to \$49,999

\$50,000 to \$74,999

> \$75,000 to \$99,999

\$100,000 to \$149,999

\$150,000 to \$199,999

\$200,000 or more

I prefer not to answer

Select a response

Continue

Spread the word

Yes

| | △ Translate |
|--|--------------------|
| Step 1 Step 2 Step 3 | |
| What is your race? Do you consider yourself | |
| African American or Black | |
| American Indian or Alaska Native | |
| O Asian American or Asian | |
| O Middle eastern | |
| O Multiracial | |
| Native Hawaiian or other Pacific Islander | |
| White or Caucasian | |
| O I prefer not to answer | |
| Select a response | |
| Are you Hispanic, Latinx, or Spanish origin? | |

| O No | | |
|------------------------------------|--|--|
| O Don't know/Not sure | | |
| O I prefer not to answer | | |
| Select a response | | |
| With which gender do you identify? | | |
| O Female | | |
| O Male | | |
| O Non-binary | | |
| O Prefer not to say | | |
| Select a response | | |
| What is your sexual orientation? | | |
| O Asexual | | |
| O Bi/Pansexual | | |
| O Gay/Lesbian | | |
| O Heterosexual | | |
| O Queer | | |
| O Questioning or unsure | | |
| O I prefer not to answer | | |

Select a response

Do you identify as someone with a disability or impairment?

| O Yes | |
|---|--|
| O No | |
| O I prefer not to answer | |
| Select a response | |
| Which of the following most accurately describes your background? | |
| My parents/legal guardians and I were born in the U.S. | |
| I was born in the U.S.; one parent/guardian was not | |
| I was born in the U.S.; both of my parents/guardians were not | |
| Foreign-born naturalized citizen | |
| O Permanent legal resident | |
| O Foreign born on student visa | |
| O Deferred Action for Childhood Arrivals (DACA) recipient | |
| Refugee status | |
| O Prefer not to answer | |
| Select a response | |
| What is the primary language spoken in your home? | |
| O English | |
| Spanish | |

https://publicinput.com/3372# 3/4

Chinese

Select a response

O I prefer not to answer

Finish Survey

Spread the word **f y G**+ **in E**