



# ADU/MISSING MIDDLE PARKING

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# CODE AMENDMENTS

Citizens Advisory Council

March 6, 2024







# Defining “Missing Middle”

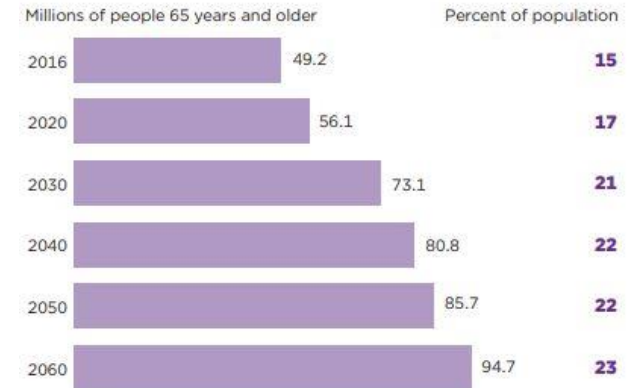
- Smaller attached housing - ADUs, duplexes, quads, townhomes, small multi-family (<20)
- Compatible with single-family neighborhoods in form and scale
- “Missing” = these types are not often found in our market
- “Middle” = they are in-between single-family detached and mid/high-rise options



# Why address “Missing Middle”?

- Marketability and affordability
- Single Family-zoned neighborhoods are mismatched to provide lifecycle/aging-in-place choices across spectrum of affordability and demographics
  - >60 yrs only cohort to increase last decade in SNCO and will only grow
  - 25-34 yrs did not grow in SNCO since 2010 vs. 12% nationally
  - Young people growth halts/declines in future everywhere
  - Only way to grow beyond 2020 => in/out migration (non-natural)
  - Workforce and Affordable housing will be critical to meet future demands (Topeka Housing Study)
    - 53% of future job growth pays <\$35k
    - 45% of new jobs requiring high school diploma pay \$35-\$75

**Projections of the Older Adult Population: 2020 to 2060**  
By 2060, nearly one in four Americans is projected to be an older adult.



Source: U.S. Census Bureau, 2017 National Population Projections.

# Other Benefits of “Missing Middle”

- Adds supply of naturally occurring affordable housing (NOAH) by design
  - Smaller units, lower land/building costs per unit, less parking
  - Supplemental income from a 2<sup>nd</sup> unit
- Increases pool of local “developers and properties”
- Growth at a neighborhood form/scale (low-rise, “hidden density”)



# Housing Trends

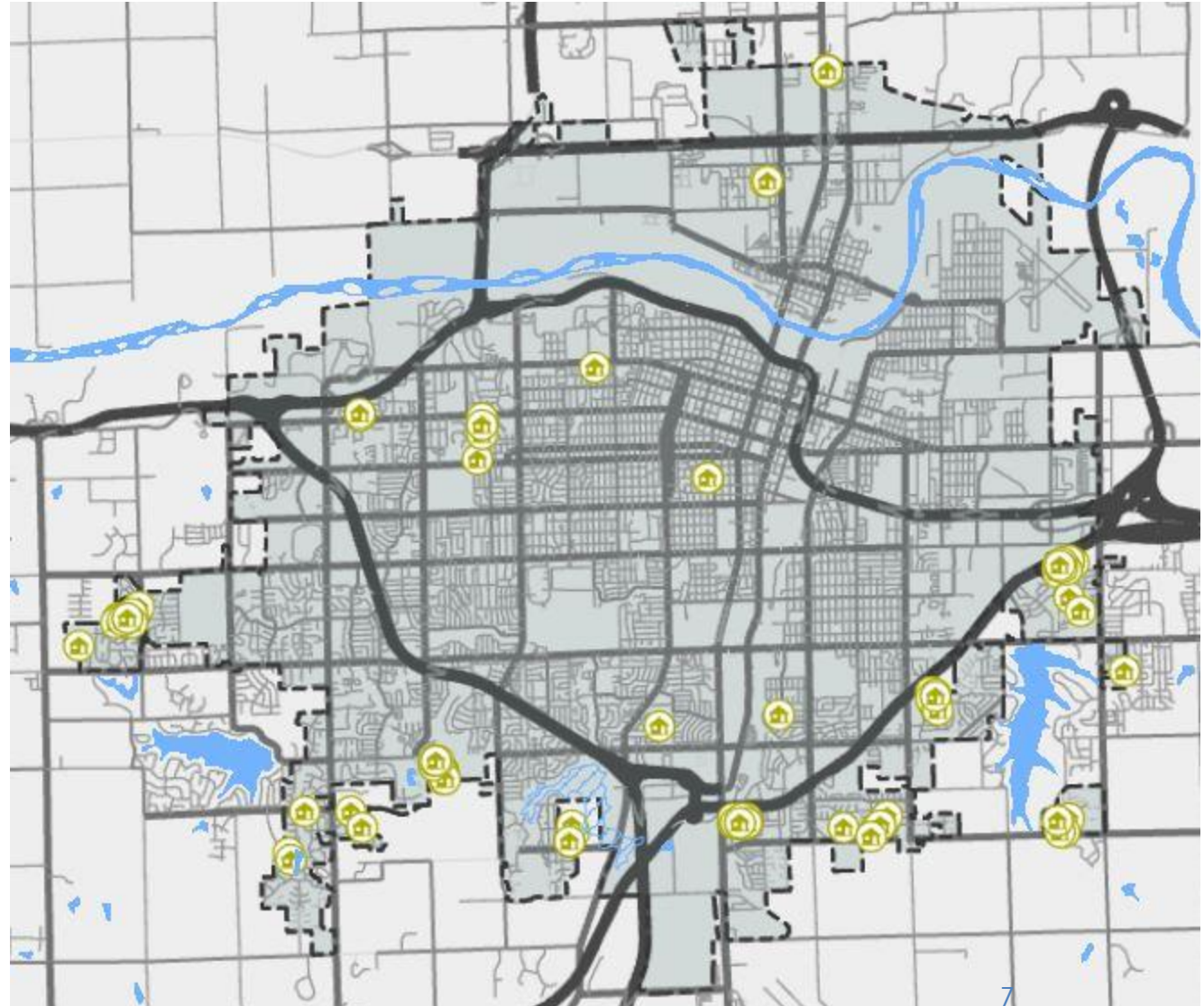
## **Nationally, housing size has continued to grow...**

- 1960's median square footage of a new SF home was 1,500 sq. ft.
- 2009 median square footage of a new SF home was 2,200 sq. ft.
- 1/3 of American households are made up of a single individual
- Up to 85% of households will not include children by 2025



# Topeka Permit Information - 2021

- New Single-Family Permits
  - Average Valuation - \$240,725
  - Average Square Footage – 2,139
- New Duplex Permits
  - Average Valuation - \$100,780 per unit
  - Average Square Footage – 1,470 per unit
- New Other Missing Middle Permits
  - Average Valuation - \$100,000 per unit
  - Average Square Footage – 850 per unit



# Topeka Home Sales

## Topeka Market Overview

Data through Jan 31, 2022

\$154,321 ZHVI ?

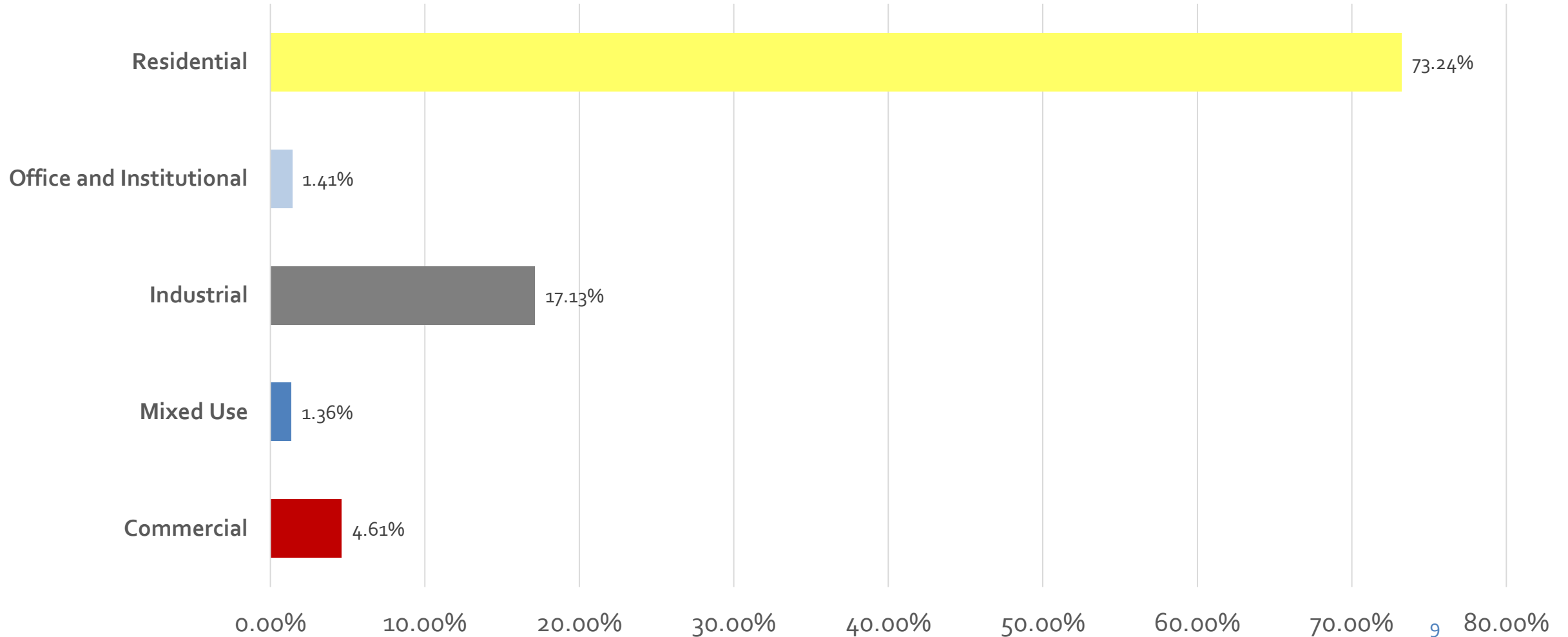
No data 1-yr forecast





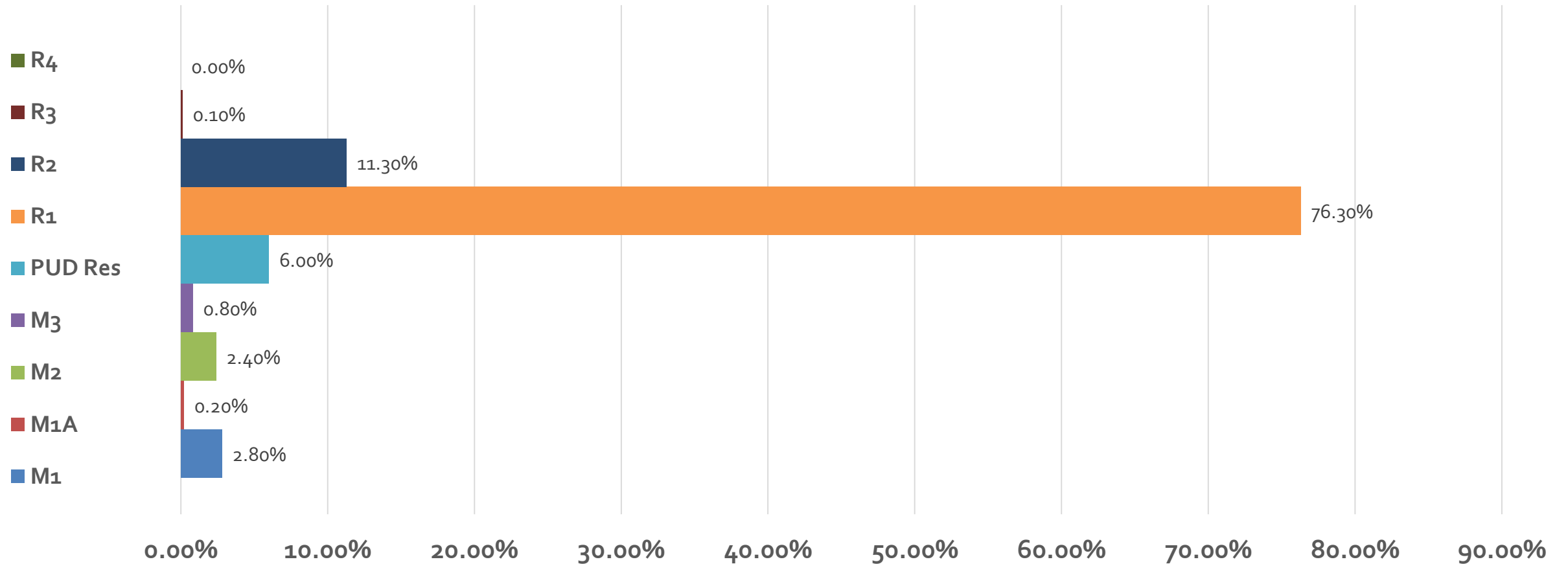
# Existing Conditions – Zoning

City Zoning by Acre Percentage

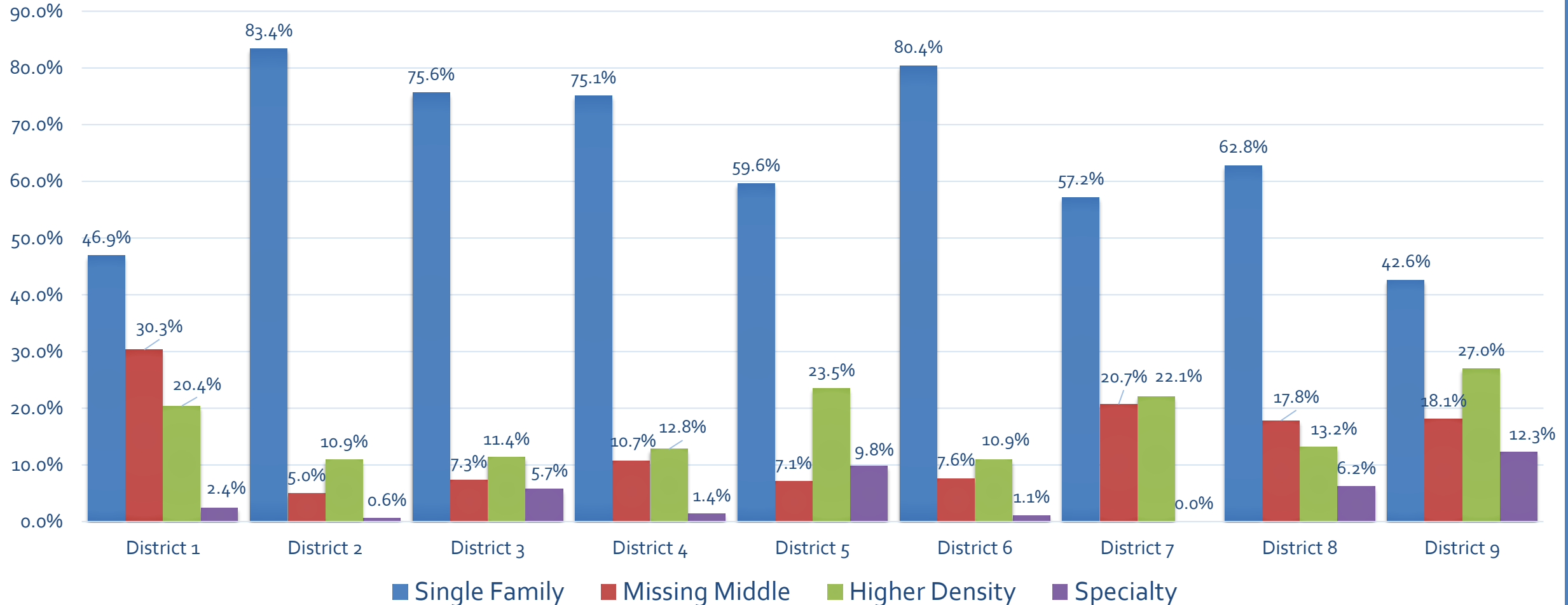


# Existing Conditions – Residential Zoning

Residential Zoning by Percent of Acres



# Housing Type by Council District





# Accessory Dwelling Units (ADU)

## What is an ADU?

- AKA, carriage house, garlows, mother-in-law units, granny flats, etc.
- Is a smaller, independent residential dwelling located on the same lot as a stand alone single family home
- Can be attached or detached from principal home
- Can be converted portions of an existing home

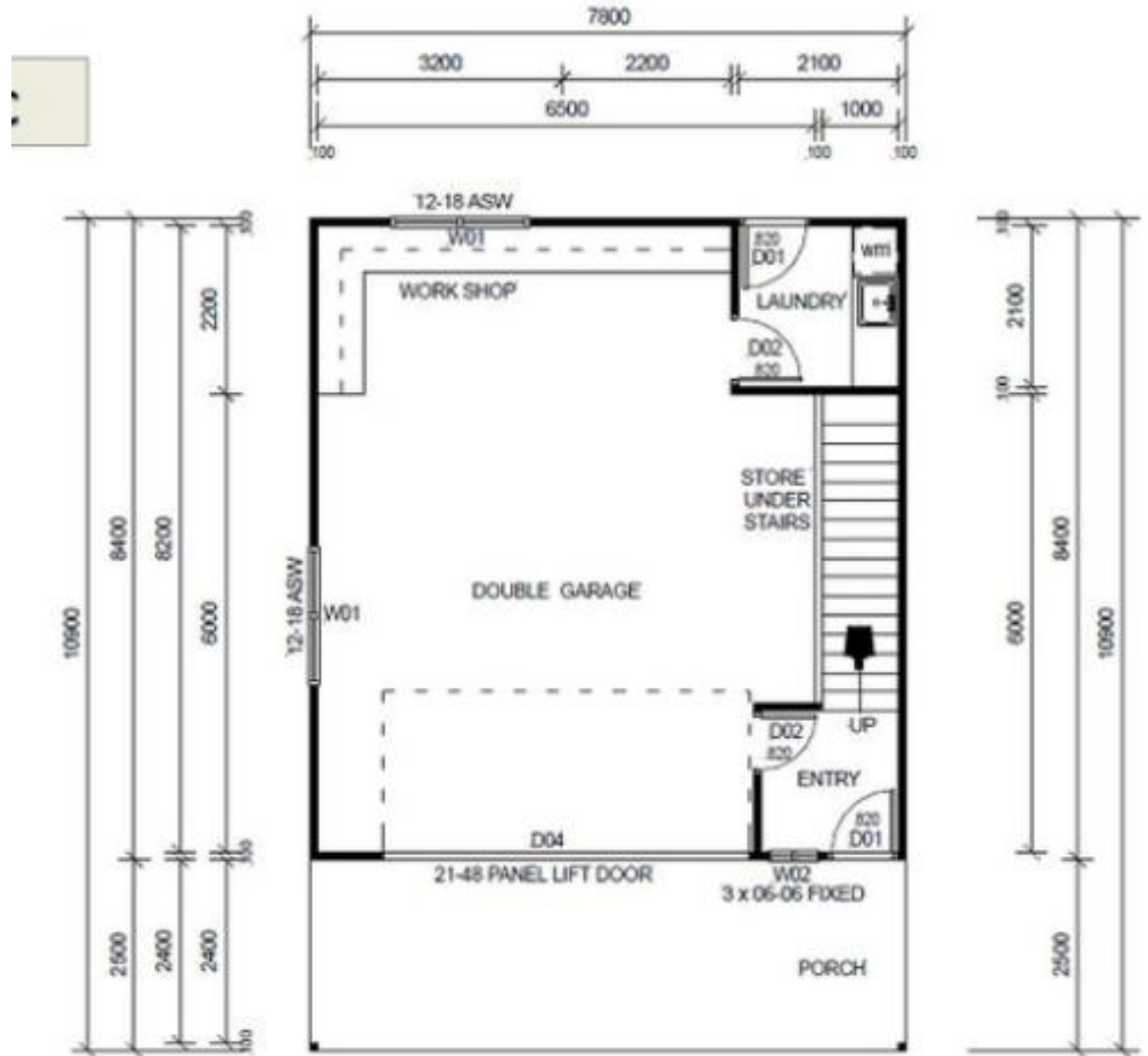
## Why ADUs?

- Potential to increase housing affordability
- Provide wider array of housing options



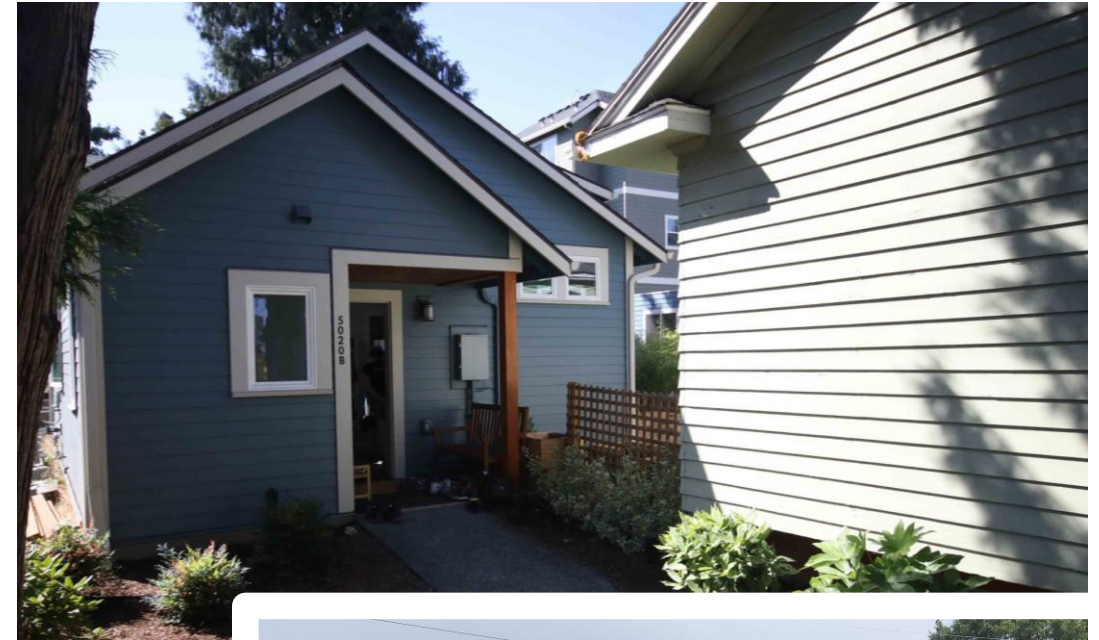


## 149.3 FONZIE- 2 Bed + Study Nook + Large Living





# ADU Examples





# ADU DRAFT

## **Revised Definition in TMC18.55 for Accessory Dwelling Unit.**

A single dwelling unit that is incidental to, subordinate to, and located on the same zoning lot as the principal building. That accessory dwelling may either be integrated into or added on to the principal dwelling or established as a detached accessory dwelling building. Shall be referred to in these regulations as an “ADU”.

# 18.60.010 Use Tables

		APPROVAL LEVELS																								
		● = Allowed Use																								
		S = Allowed per Special Use Requirments under Chapter 18.225 TMB																								
		S/C = If unable to meet Special Use Requirements, may apply for CUP																								
		C = Conditional Use Poermit (CUP) approved by Governing Body																								
# = See Definition in Chapter 18.55 TMC		See Design Standards for X and D Districts																								
Use	Description	R-1/R-2/R-3 Single Family Dwelling	R-4 Manufactured Homes	M-1 Two Family Dwelling	M-1a Limited Multiple Family Dwelling	M-2 Multiple Family Dwelling	M-3 Multiple Family Dwelling	O&I-1 - Office And Institutional	O&I-2 - Office And Institutional	O&I-3 - Office And Institutional	C-1 Commercial	C-2 Commercial	C-3 Commercial	C-4 Commercial	I-1 Light Industrial	I-2 Heavy Industrial	U-1 University	MS-1 Medical Service	X-1 Mixed Use	X-2 Mixed Use	X-3 Mixed Use	D-1 Downtown Mixed Use	D-2 Downtown Mixed Use	D-3 Downtown Mixed Use	RR-1 Residential Reserve	OS-1 Open Space
Residential		Districts																								
Dwelling, Detached Single-Family #		●	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	-	●	●
Dwelling, Attached Single-Family #		-	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	-	-	-
Dwelling, Two-Family # (Duplex)		-	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	-	-	-
Dwelling, Three/Four-Family	includes 3-4 unit row or town houses #	-	-	-	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	-	-	-
Dwelling, Multiple-Family #	structure with at least 5 units	-	-	-	-	●	●	-	-	-	-	-	-	-	-	-	-	●	C	C	●	S	●	●	-	-
Dwelling, Accessory #	secondary to primary dwelling, not exceeding 800 sq. ft.	S/C	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	-	-	-

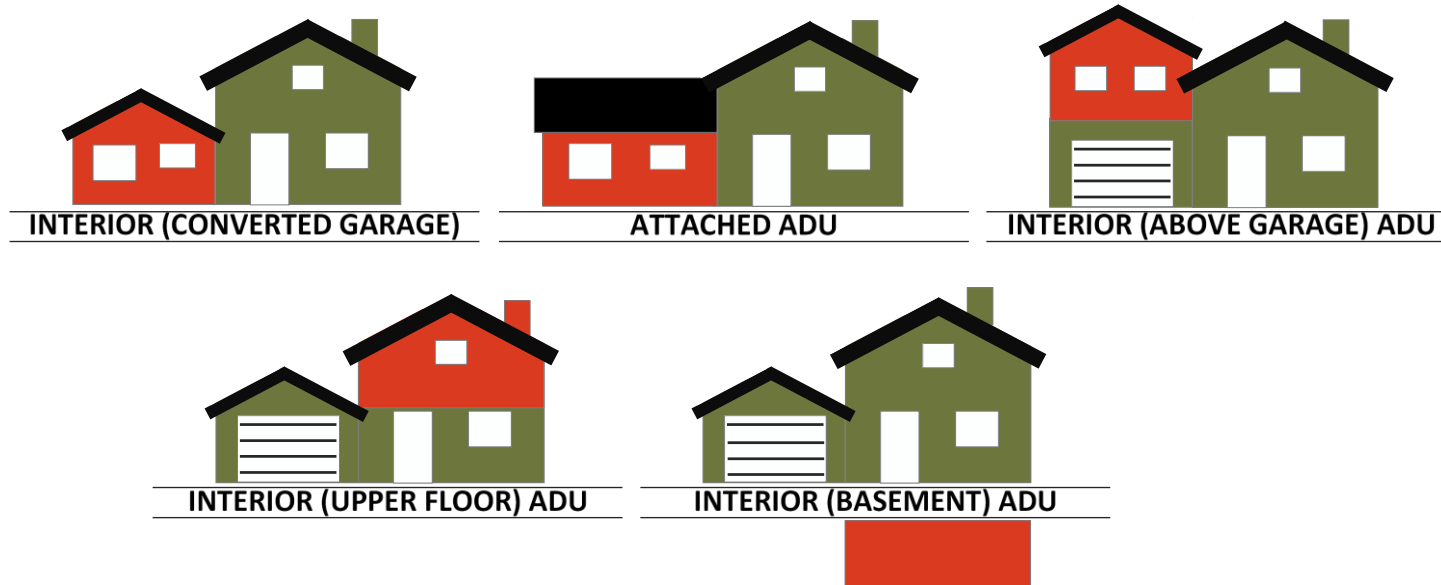
## TMC 18.225 Specific Use Requirements for Accessory Dwelling Units.

### (kk) Accessory Dwellings.

(1) Generally. A single ADU is permitted as an accessory use to the principal dwelling and allowed subject to satisfying these standards.

(2) Accessory Dwelling Units (ADU) are classified into the following types:

#### A. Integrated Accessory Dwelling (Conversion or addition within or onto principal dwelling)



#### B. Detached Accessory Dwelling (Conversion or new construction of detached building)





# Potential ADU Standards

## Detached and Integrated Units

- 800 sq. ft. max
- Owner occupancy
- Design considerations
- One additional off-street parking



# Parking as a hidden cost

- Initial Cost per space for surface parking = \$5,000
- Parking adds \$142 per month to rent on average

## Problems

- A 20 unit multi-family development will require 40 parking spaces

## How to address the problem?

- Currently: PUDs/Zoning Changes
- Future: By Right



# Questions/Comments?