

The Housing View from Greeley



August 20, 2021

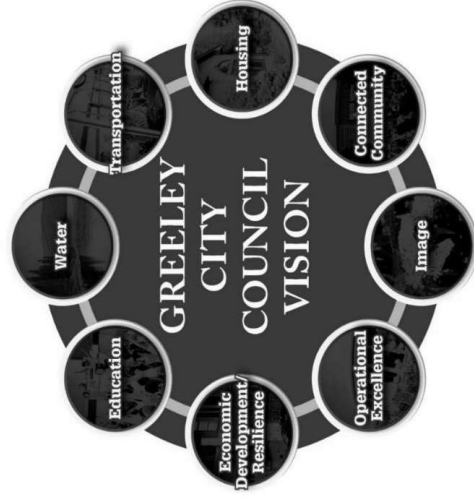
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**Carol Kuhn, AICP
Chief Planner, Community Development**



Foundational Documents

#1



VISION FOR 2040

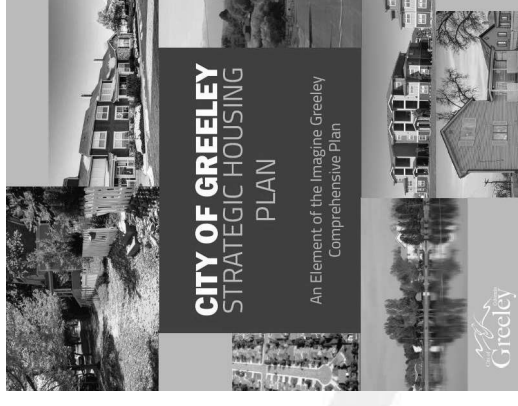
Your Home is Here

In 2040, Greeley is a distinctive, character-rich community known for its high quality standard of living. Residents have access to an amazing variety of housing options including style, price, and location. Our unique neighborhoods are built around the village concept, featuring entertainment, retail, parks and dining options within a central, walkable location.

#2

IMAGINE
GREELEY

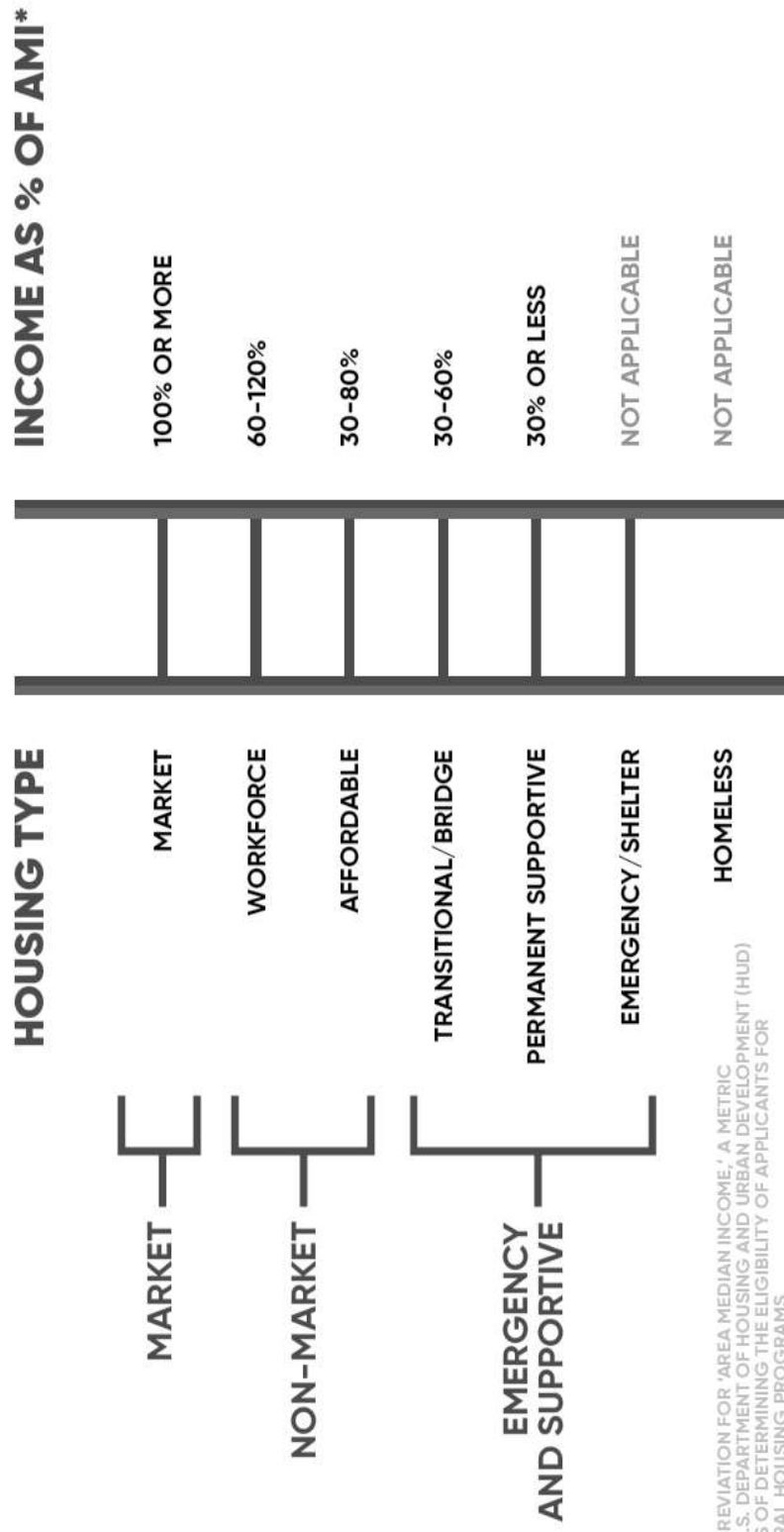
#3



The Local Housing Market Operates as an Ecosystem



HOUSING LADDER

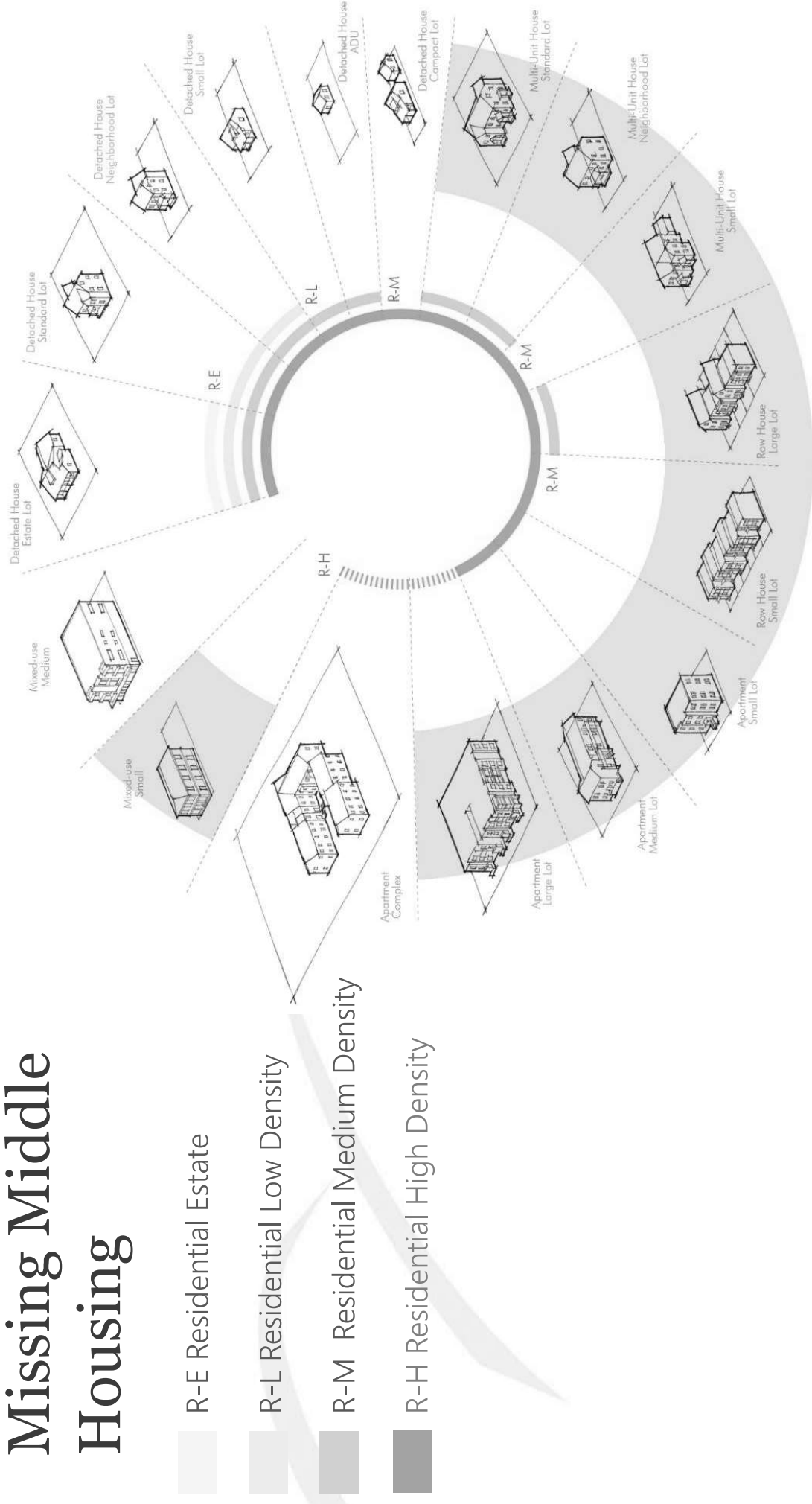


*AMI IS AN ABBREVIATION FOR 'AREA MEDIAN INCOME,' A METRIC USED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR PURPOSES OF DETERMINING THE ELIGIBILITY OF APPLICANTS FOR CERTAIN FEDERAL HOUSING PROGRAMS.

Development Code Update

- **Reorganize, reformat, streamline & simplify the existing Development Code**
- **Revise PUD regulations**
- **Modernize the residential zone districts:**
 - **Align with Comprehensive Plan Goals and Policies**
 - **Support the Strategic Housing Plan**
 - **Provide housing options**
 - **Reduce the minimum lot size in residential zone districts**
- **Update Commercial & Industrial Standards**
- **Encourage placemaking strategies**
- **Right-size parking requirements**

Missing Middle Housing



Reduce Minimum Lot Sizes & Add ADU's

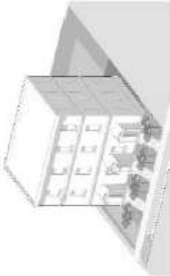
Table 24-5-1: Residential Building Type & Lot Standards

Zoning Districts					# of Primary Units	Development Standards								
H-A	R-E	R-L	R-M	R-MH		Building / Lot Types	Area	Width [1]	Lot Open Space	Front [2]	Minimum Setbacks [4] Interior Side	Corner Side [1]	Rear	Building Height
■					1	Agriculture Acreage	40 + ac.	300'+	n/a	35'	25'	25'	50'	30'
	■	■	■	■	1	Detached House – Estate Lot	13K + s.f.	100'+	30%	25'	5'	15'	20'	30'
		■	■	■	1	Detached House – Standard Lot	6K + s.f.	60' – 99'	30%	25'	5'	15'	20'	30'
		■	■	■	1	Detached House – Medium Lot	4.5K + s.f.	45' – 59'	25%	25'	5'	10'	20'	30'
		◇			1	Detached House – Small Lot	3K + s.f.	35' – 44'	20%	10'	5'	10'	20'	30'
		◇	◇	■	1	Detached House – Small Format	1.5K + s.f.	25' – 34'	15%	10'	3'	8'	10'	40'
		■	■	■	2-4	Multi-unit House – Standard Lot	6.5K + s.f. 2K s.f. per unit	60' = 99'	25%	25'	5'	10'	20'	30'
		■	■	■	2-3	Multi-unit House – Medium Lot	4.5K + s.f. 2K + per unit	45' – 59'	20%	25'	5'	10'	20'	30'
			■	■	2	Multi-Unit House – Small Lot	3K + s.f.	35' – 44'	15%	10'	5'	10'	20'	30'
		■	■	■	3-8	Row House – Standard Lot	1.5K + s.f. per unit	21' – 30' per unit	12%	10'	5' [3]	10'	10'	40'
			■	■	3-8	Row House – Small Lot	1K + s.f. per unit	14' – 20' per unit	10%	10'	5' [3]	10'	10'	40'
		◇		■	3-12	Apartment – Small Lot	4.5K – 10K s.f.	40' – 79'	200 s.f./unit	10'	5' [3]	10'	10'	40'
			■	■	13-24	Apartment – Medium Lot	10K – 30K s.f.	80' – 150'	150 s.f./unit	10'	5' [3]	5'	10'	50'
			□		20+	Apartment – Large Lot / Complex	30K + s.f. 1.5K + s.f. per unit	150'+	300 s.f./unit	25'	10' [3]	15'	10'	70'
□	□	□	□	□		Civic	30K + s.f.	100' +	40%	25'	5'	20'	20'	40'
■	■	■	■	■		Accessory Buildings								
		■	■	■		Accessory Buildings								
See Residential Accessory Buildings in Section 24-502.c														
See 24-403.b. for ADUs														

See 24-403.b. for ADUs

Focus on Frontage Types

Table 24-5-7: Residential Frontage Types & Design Standards

Frontage Element	Terrace Frontage	Neighborhood Frontage	Suburban Frontage
			
			
R-L		☐	☒
Application		Required frontage type for R-L in the Legacy Urban & Downtown Neighborhood areas	
R-M	☐	☒	
R-H	☐	☒	
Front Building Line	10' – 25'	25' – 60'	25' +
Front Entry Feature	Required, See Section 24-503.b.5	Required, See Section 24-503.b.5	Required, See Section 24-503.b.5
Driveway Width	15% of lot width, up to 20' maximum	20% of lot width, up to 20' maximum	50% of lot width, up to 27' maximum
Garage Limitations	20% of facade – must be at or behind FBL; - Up to 35% if stepped back 12' + from FBL	35% of facade – must be at or behind FBL; - Up to 45% if stepped back 12' + from FBL	65% of facade – no more than 12' in front of FBL
Landscape [1]	60% minimum landscape; and 40% maximum hardscape.	70% minimum landscape; and 30% maximum hardscape.	50% minimum landscape; and 50% maximum hardscape

☒ Required, default standard

☐ Optional, alternative standard to be applied based on context

[1] Landscape refers to allocation of space between front lot line and front building line. See Section 24-802 Landscape Design for planting requirements, standards, and specifications.

Include Courtyard Development Options

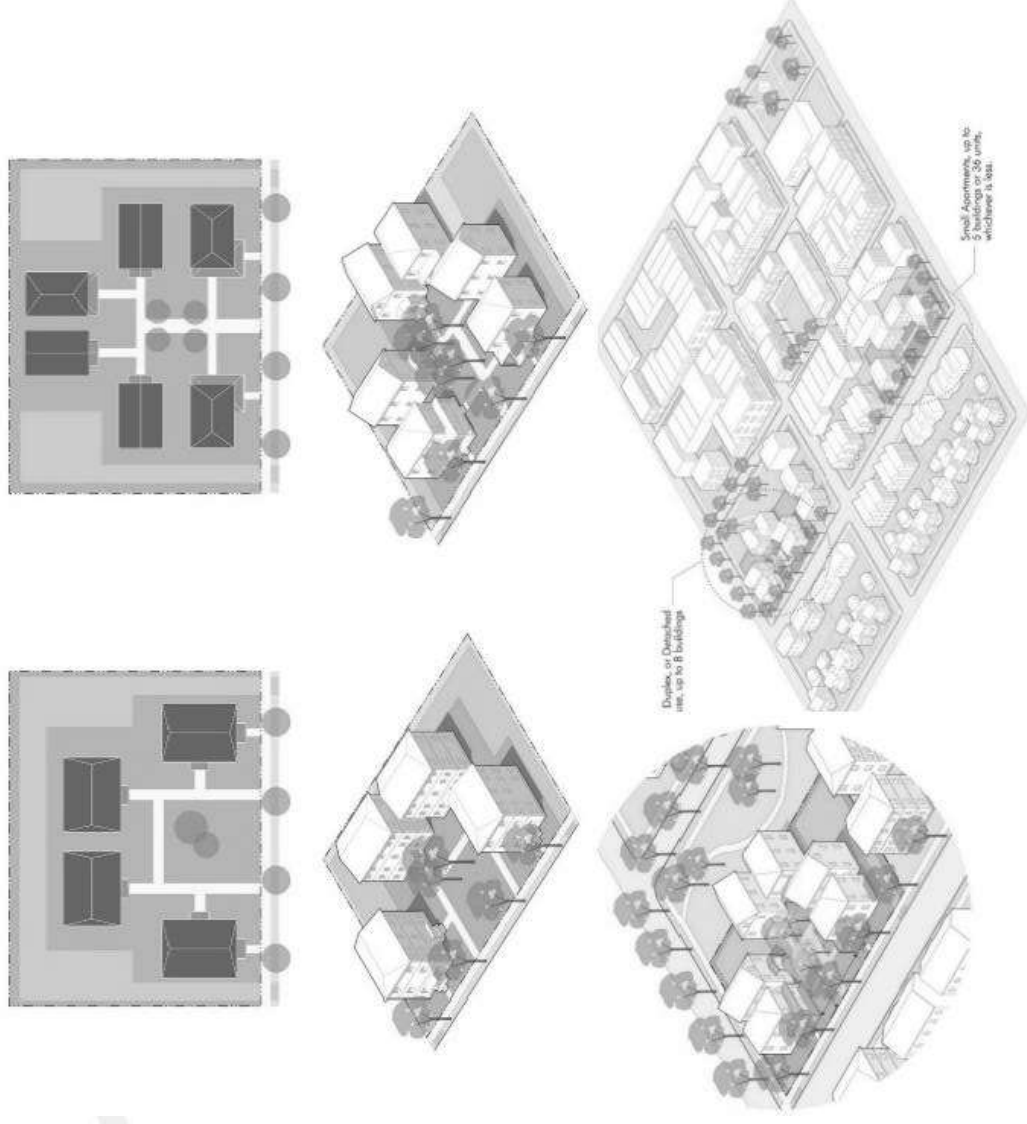


Figure 24-5-16 Courtyard Pattern

Courtyard patterns allow multiple buildings to front on common open spaces with reduced lot sizes and setbacks, provided all open space design standards are met, provided the courtyard and buildings maintain frontage design and streetscape standards on a public street.

Encourage Alternative Housing Options



Multi-unit House
Standard Lot



Multi-unit House
Neighborhood Lot



Multi-unit House
Small Lot



Row House
Large Lot



Row House
Small Lot



Apartment
Small Lot



Apartment
Medium Lot

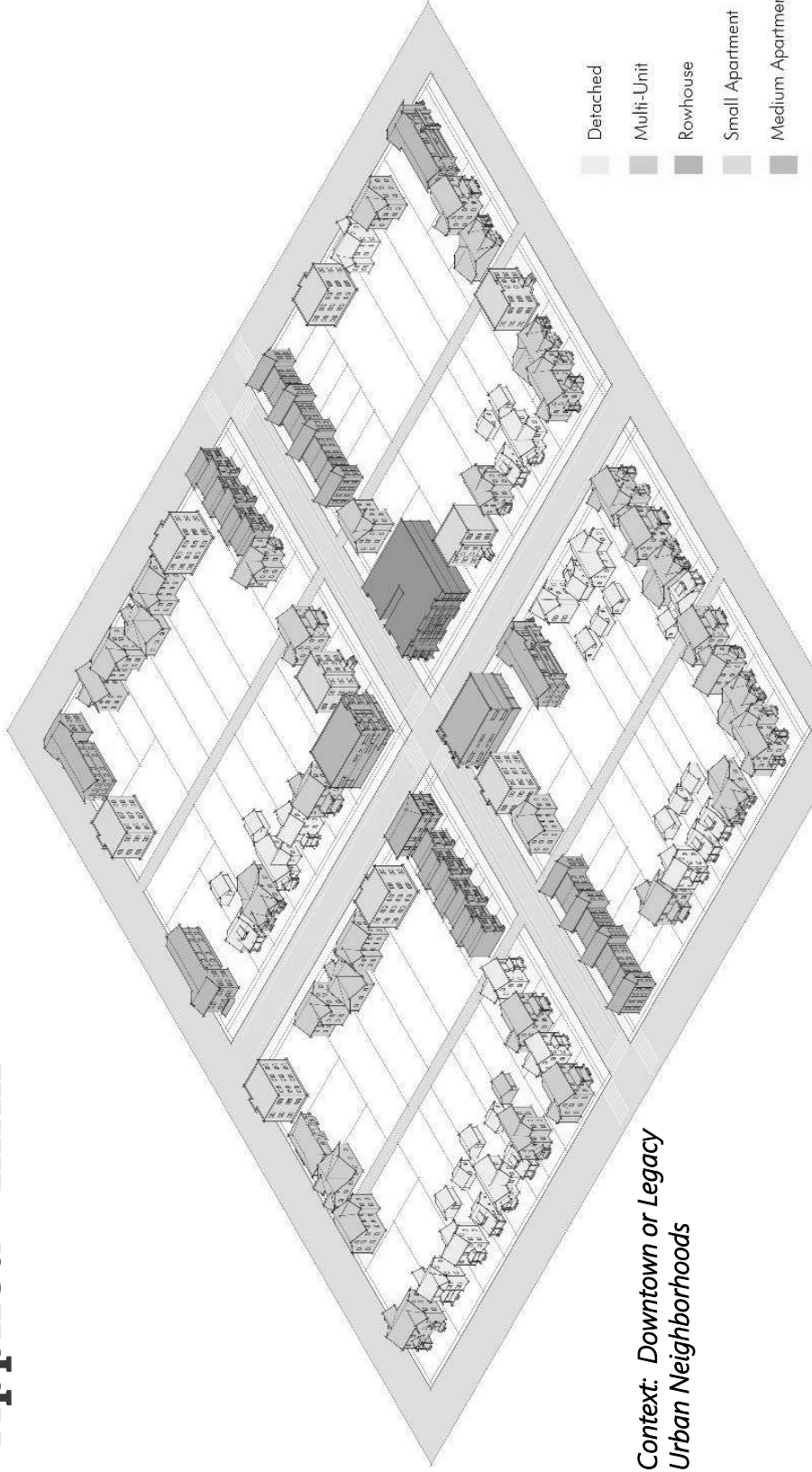


Mixed-use Small



EXISTING MISSING MIDDLE HOUSING

Applied - Infill

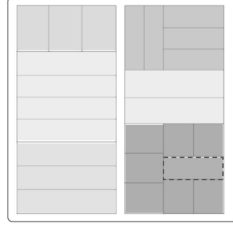


- Detached
- Multi-Unit
- Rowhouse
- Small Apartment
- Medium Apartment
- Large Apartment
- Commercial

Before

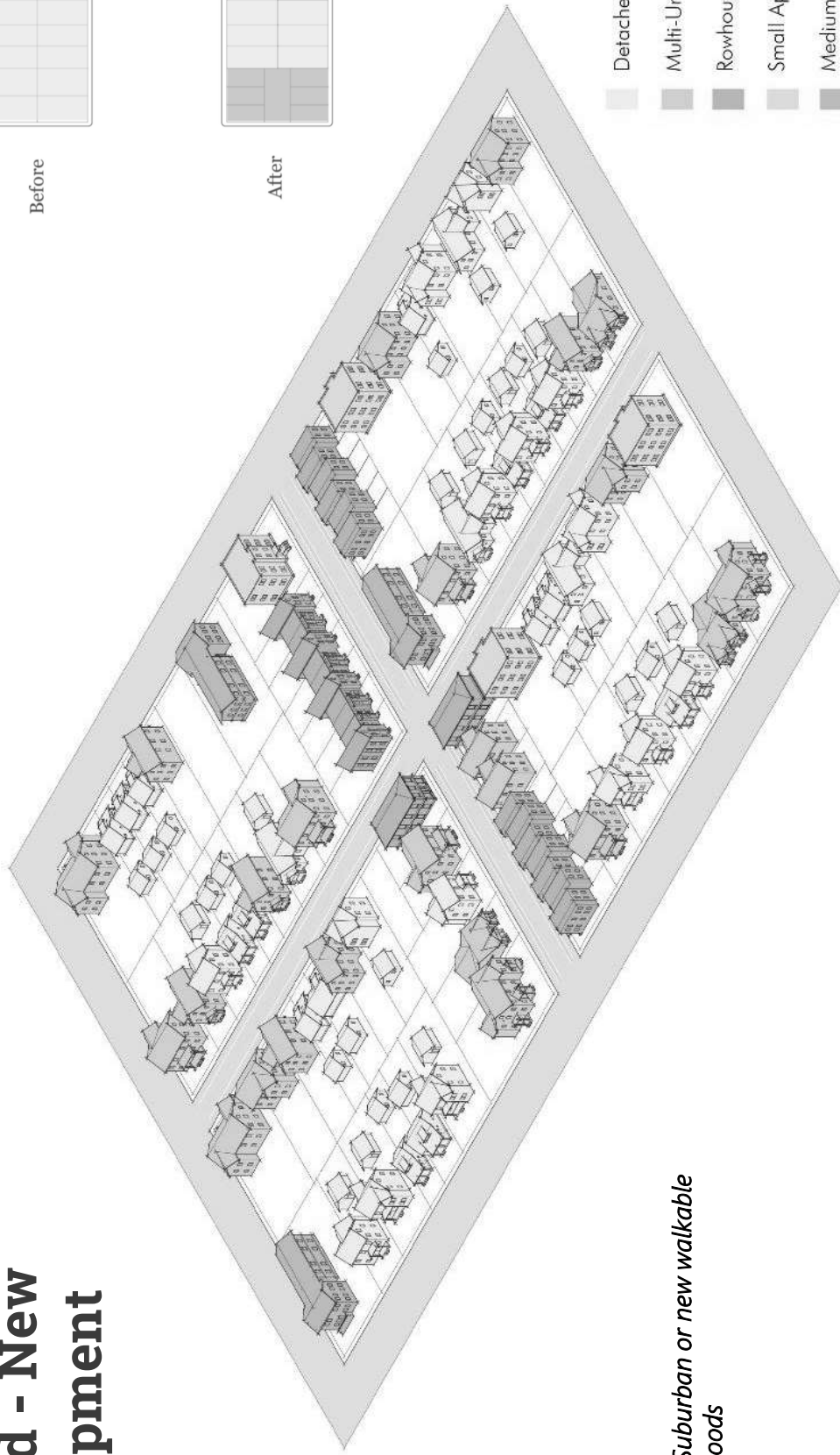
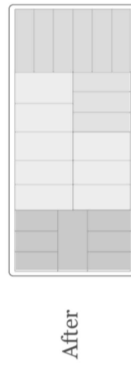
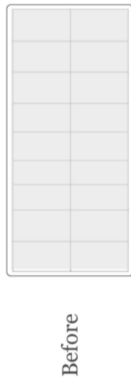


After



MISSING MIDDLE HOUSING

Applied - New Development



Context: Suburban or new walkable neighborhoods

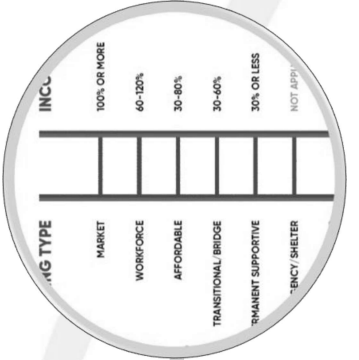
- Detached
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- Commercial

MISSING MIDDLE HOUSING

What's Next

- **September 7th**
 - **Public Hearing for third phase of code update**
- **September 21st**
 - **Second Reading for final adoption of new code**
- **October 1st**
 - **Effective Date for new code**
- **6 month assessment**

Questions . . .



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