

Missing Middle Policy Proposals



Amendment: Missing Middle

UDO Amendment #1: To amend the definition of “walk up flat” as containing 3 units or 4 units, and building types defined as “duplex” and “walk up flat” to be allowed by limited use in R-85, R-60, R-50, and RS-17 single-family residential zoning districts, where the area, setbacks, height, and lot coverage of a duplex and walk up flat cannot exceed the requirements of a detached single-family house in each zoning district.



Amendment: Parking

UDO Amendment #2: To allow qualifying on-street frontage to account for up to 50% of parking requirements for duplex and walk-up flat dwellings. For every 15 feet of street frontage of lot width, one qualifying on-street space may be counted towards 50% of the off-street parking requirements. Legally restricted parking per the Code of Ordinances and curb cuts shall be excluded from calculations of qualifying street frontage.



Additions to Recommendations

- ❖ For a 4-unit walk up flat with an ADU, the inclusionary housing ordinance will require that one of the five units be affordable at 80% Area Median Income for a rental unit and 120% of Area Median Income for a for-sale unit.
- ❖ The length of off-street parking spaces provided must comply with 20' measurement, as opposed to the initial recommendation of 15'.
- ❖ Short term rental policy development.



Building Permit Limitation

The effective date for the policy is July 1, 2023.

- ❖ For a period of eighteen (18) months from July 1, 2023 to December 31, 2024, there will be in place a building permit limitation in place in which duplex and walk up flat permits will be limited to (3) per each City of Decatur lower elementary school district, so to provide sufficient time for the city to effectively implement the zoning changes in a manner that best serves the community and minimizes any adverse impacts on City residents.



Thank you & Questions

