

quick facts about the Greeley development code update

# HOUSING OPTIONS

## OVERVIEW

Over the last 15 to 20 years, new residential developments around the United States have been building on smaller lots to help reduce costs, conserve water, and meet increased demand for a variety of low-maintenance homes. Although Greeley's minimum lot size in the residential zone districts is 6,000 square feet, new residential developments have used the Planned Unit Development (PUD) process to provide smaller lots and to adjust the setbacks to match the smaller lot sizes. However, the Planned Unit Development (PUD) process can be time consuming and costly. To encourage a variety of housing types and allow for smaller lot sizes, the City of Greeley is revising the residential development standards.



## TIES TO GREELEY COMPREHENSIVE PLAN & COUNCIL'S 3-YEAR PRIORITIES

A broad range of housing options helps communities grow and adapt through changing housing markets and shifts in demographics. The Comprehensive Plan, Strategic Housing Plan, and Council's 3-Year Priorities include goals and policies that encourage alternative housing options that meet different price points and lifestyles.

## HOW THE UPDATED CODE ADDRESSES HOUSING OPTIONS

The proposed residential standards would encourage more housing types and sizes by allowing different types of houses on smaller lots and by requiring a mix of housing types in larger developments. The proposed revisions:

- Shift the regulations to focus on building types by placing a greater emphasis on “missing middle” housing options such as duplexes, townhomes, and small-sized apartment buildings in the Residential-Medium (R-M) and Residential-High (R-H) density zone districts.
- Reduce the minimum lot size in the Residential-Low density (R-L) zone district from 6,000 square feet to 4,500 square feet and provide additional options for even smaller lot sizes in the R-M & R-H zone districts. Currently, smaller lots are allowed, but only through a PUD or a cluster subdivision.
- Provide additional options for Accessory Dwelling Units (ADUs) in the R-M zone district.
- Clarify regulations related to manufactured housing and add additional options for other small-format housing types.

