

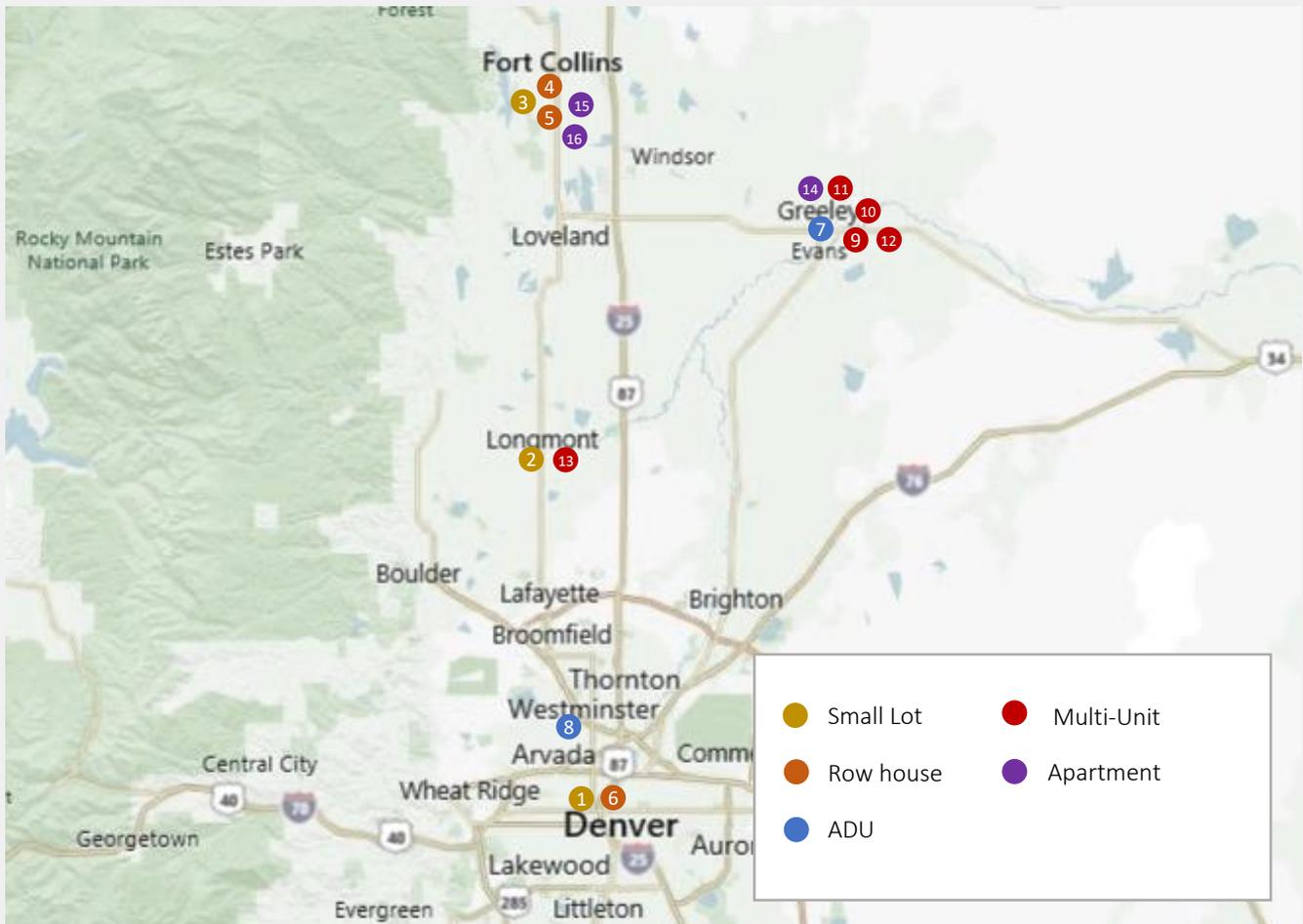
# CITY OF GREELEY ZONING CODE UPDATE

## MIDDLE HOUSING SELF-GUIDED TOUR

### Background

In between single-family houses and large apartment buildings are a range of housing types including townhouses, cottage clusters, and multi-plexes. These housing types, called “missing middle housing” were the fundamental building block in pre-1940s neighborhoods, but face several barriers to development now. One of the goals of the Greeley Code Update is to improve housing choices in the short term and affordability in the long term for residents. One way to accomplish this goal is to make it easier to build smaller houses on smaller lots.

The purpose of this self-guided tour is to provide local and regional examples of compact medium- and higher-density housing. The examples illustrate several housing choices for different kinds of households and families that are well-designed, smaller in footprint, and more compact. Smaller lot regulations can utilize a context sensitive approach that recognizes the existing context and targets compatibility with neighboring properties. This approach can provide more housing choices than fewer and works to preserve neighborhood character. The map below highlights the a few different housing examples which are then described in more detail on the pages that follow.



We have designed the tour to be done virtually through the google links provided or in person. If you would like to take the tour in person, we have provided a sample itinerary below with three developments that provide a good variety of housing types. The local examples are not included in the itinerary, but we encourage you to tour those first. The purpose of I-25 tour is to explore innovative housing trends and spark new ideas to take back to Greeley. We encourage you to write down ideas that you'd like to explore during the steering committee meeting and take note of the things you thought did and did not work well.

## **STOP 1. BUCKINGHORSE + RIDGEN FARMS, FORT COLLINS**

Bucking Horse and Rigden Farms are mixed-density neighborhoods in Fort Collins. The neighborhoods include trail systems, commercial gardens, and commercial/retail shops within walking distance. A variety of homes are offered within the two neighborhoods including single family, townhome, and apartment residences.

Missing Middle Housing Types: Detached House – Compact & Small Lot, Row House, Apartment

We recommend taking a walk through both neighborhoods and then stopping for a drink or a bite to eat at Jessup Farms which includes a restaurant, homespun retail and food service artisans, and a tap house.

## **STOP 2. BRADBURN, WESTMINSTER**

Bradburn is a well-established, mixed-use development near 120<sup>th</sup> & Lowell Avenue. Bradburn is a new urbanist neighborhood located in Westminster – a northern suburb of Denver. Bradburn is mixed-use, meaning the neighborhood contains residences as well as offices, services, and retail establishments. Bradburn was designed to be walkable and pedestrian oriented. There are many shops, services, and restaurants within an easy 5-15 minutes walk from every residential unit in the neighborhood.

Missing Middle Housing Types: ADU, Row House, Apartment

## **STOP 3. MIDTOWN, DENVER**

Midtown is a higher density development that features small footprint, single family homes and townhouses with a more traditional urban street/alley layout. Many of the homes front narrow pocket parks with shared front yard space and alley access is provided for all garages. The neighborhood includes a central gathering area at the corner of Pecos and 67<sup>th</sup> that provides a formal entry to the development and includes a community garden, some limited boutique retail, and a community center with a playground and amphitheater.

Missing Middle Housing Types: Detached House – Small Lot, Row House, Apartment

# DETACHED HOUSE - SMALL LOT

These housing types are characterized by a narrow or small configuration. Small lot homes fit into neighborhoods better when garages are accessed from an alley or driveways are shared. This minimizes curb cuts and maintains continuity of the sidewalk experience, allowing the streetscape to retain maximum street trees and on-street parking spaces. Depending on the size of the structure, they may have smaller setbacks and greater lot coverage than a typical single-family house.

## 1. MIDTOWN (6708-6762 ALAN DR, DENVER)



### LOT TYPE

Detached House - Small Lot

### LOT SIZE

3,700 SF

### CONTEXT

Urban

### SETBACKS

F: 10' / S: 3-5' / R: 20'

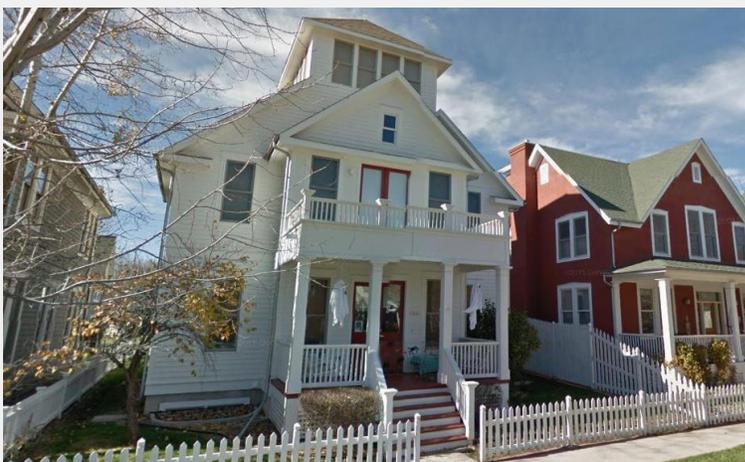
### FRONTAGE

Terrace

Midtown is comprised mostly of narrow lot houses, usually 2-3 stories in height, with the lots being about 2,500 to 3,700 square feet.

Explore virtually using google street view: <https://goo.gl/maps/B3CeTihbzDf2jpRr5>

## 2. PROSPECT NEW TOWN (899-831 TENACITY DR, LONGMONT)



### LOT TYPES

Detached House - Small Lot

### LOT SIZE

4,000 SF

### CONTEXT

Suburban

### SETBACKS

F: 10' / S: 0-20' / R: 20'

### FRONTAGE

Terrace

Prospect New Town is a new urbanist neighborhood in Longmont that offers a variety of housing types and lot sizes.

Explore virtually using google street view: <https://goo.gl/maps/wL9nJXBiRAKGKSbs6>

### 3. BUCKING HORSE (2262-2212 TRESTLE RD, FORT COLLINS)



**LOT TYPE**

Detached House - Compact Lot

**LOT SIZE**

1,900 SF

**CONTEXT**

Suburban

**SETBACKS**

F: 25'-50'/ S: 10'-30'/ R: 117'-116'

**FRONTAGE**

Neighborhood Yard

These small, detached units, situated on their own lots are clustered around pockets of shared open space and shared detached garages. The compact lots fit seamlessly into the neighborhoods because of their small footprint and serve as an ideal transition between the townhomes and larger single dwelling homes.

Explore virtually using google street view: <https://goo.gl/maps/LsaKS9yNCmENrnAu7>

# ROW HOUSES

Row houses are multi-unit residential buildings, unusually 2-3 stories, each with its own entrance from a public street or common area. Row houses abut one another sharing an adjoining party wall. Units may be on a single lot subject to common ownership restrictions or platted on separate lots along the common wall subject to platting restrictions. Row houses are referred to as townhouses, attached dwellings, and brownstones. When grouped together in long buildings, they are most appropriate on major streets or facing open spaces. Alternatively, when they are grouped in smaller clusters, they can fit into neighborhoods made up of predominantly single family detached dwellings.

## 4. BUCKING HORSE (1923-2073 SCARECROW RD, FORT COLLINS)



### LOT TYPES

Row House

### LOT SIZE / DENSITY

0.6 acre/ 16 units per acre

### CONTEXT

Suburban

### SETBACKS

F: 23-223' / S: 0-5' / R: 7-26'

### DWELLING SIZE

1,700 SF – 2,200 SF

### FRONTAGE

Terrace / Courtyard

Townhomes arranged around shared open space designed to fit the character of the other single dwelling homes of the neighborhood. Garages are accessed off an alley. There are approximately 78 units in the development with as few as 2 attached units and as many as 6 attached units. Each block of townhomes includes meandering pathways and a community gathering area with a firepit.

Explore virtually using google street view: <https://goo.gl/maps/vf7cmYjEZcVh19hK6>

## 5. RIGDEN FARMS (2758 IOWA DR, FORT COLLINS)



### LOT TYPES

Row House

### LOT SIZE / DENSITY

0.46 acre/ 24 units per acre

### CONTEXT

Suburban

### SETBACKS

F: 10' / S: 10' / R: 20'

### DWELLING SIZE

1,120 SF – 1,407 SF

### FRONTAGE

Terrace/ Courtyard

The Enclave Rigden Farm Townhomes are designed to transition the commercial uses situated along Timberline Road to the residential uses found in the Rigden Farms neighborhood. There are approximately 103 units in the development with as few as 5 attached units and as many as 9 attached units. Each unit has a separate entrance, and a shared front porch and walkway with the adjoining unit. Garages are alley-accessed leaving space in the front for on-street parking, a front yard, landscaping, and tree lawn.

Explore virtually using google street view: <https://goo.gl/maps/Mz9QmUm4Aclypeph6>

## 6. MIDTOWN (1639-1657 W 68TH AVE, DENVER)



### LOT TYPES

Row House

### LOT SIZE

1,200 SF

### CONTEXT

Urban

### SETBACKS

F: 10' / S: 0' / R: 5'

### DWELLING SIZE

1,390 SF – 1,877 SF

### FRONTAGE

Streetfront

Townhomes attached in groups of six facing 68<sup>th</sup> Avenue. Each townhouse has its own walkway and entrance. Units range from 1,390 – 1,877 square feet which is good for 2-3 bedrooms. Options for the units include one- or two-car alley-loaded garages. Porches, patios and balconies add an additional 300 square feet of exterior living space to each unit.

Explore virtually using google street view: <https://goo.gl/maps/1NnYUcAwuyRUxYuk6>

# ADU

An ADU (Accessory Dwelling Unit) is a small living space located on the same lot as a single-family house. ADUs can be attached, internal, or detached from the primary dwelling unit. These units are ideal for smaller households, single adults, two adults, or adult and children with a lower housing budget and less need for square footage and can be a way to accommodate additional relatives on-site. ADUs can create affordable rental opportunities without changing the character or quality of life of existing single dwelling neighborhoods.

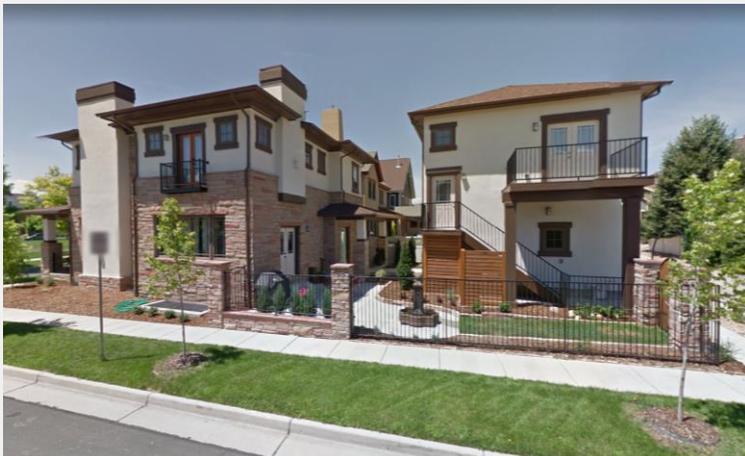
## 7. ARBORS PUD (4398-4300 W 23RD ST DR, GREELEY)



Several homes in Arbors PUD have ADUs above detached garages.

Explore virtually using google street view: <https://goo.gl/maps/m51SQ7C21Xwnujyz7>

## 8. BRADBURN (4207 W 116<sup>TH</sup> WAY, WESTMINSTER)



Several homes in Bradburn have ADUs, typically detached from the primary dwelling unit and located over the garage. This ADU has a separate stair and entrance that is accessed from the alley-side of the lot.

Explore virtually using google street view: <https://goo.gl/maps/86tNVCLVxZMu3kSJ9>

# MULTI-UNIT HOUSE

Multiple units inside one structure on a single lot. Usually, each unit has its own entry. Variations include duplexes (2 units) triplexes (3 units), fourplexes (4 units), etc. The units can be side-by-side or stacked. Multi-unit houses are often designed to look like single dwellings and can blend in nicely with surrounding traditional neighborhoods.

## 9. OLD GREELEY (1114 11<sup>th</sup> ST, GREELEY)

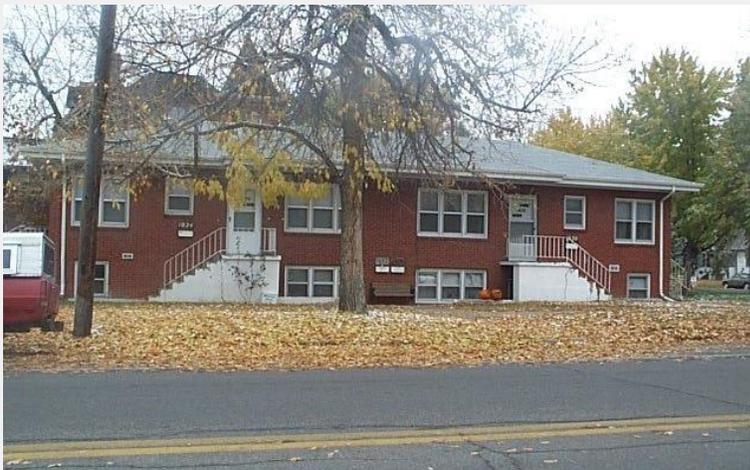


**LOT TYPES**  
Multi-Unit House  
**LOT SIZE**  
0.218 acre  
**SETBACKS**  
F: 20' / S: 10' / R: 110'  
**CONTEXT**  
Urban  
**DWELLING SIZE**  
3,840 SF  
**FRONTAGE**  
Neighborhood Yard

The 8-plex is located adjacent a single dwelling unit and is designed to blend seamlessly into the neighborhood.

Explore virtually using google street view: <https://goo.gl/maps/iDiVFTPbwWSR1Wzn9>

## 10. OLD GREELEY (1030 13<sup>th</sup> AVE, GREELEY)



**LOT TYPES**  
Multi-Unit House  
**LOT SIZE**  
0.262 acre  
**SETBACKS**  
F: 30' / S: 25' / R: 30'  
**CONTEXT**  
Urban  
**DWELLING SIZE**  
1,664 SF  
**FRONTAGE**  
Neighborhood Yard

Explore virtually using google street view: <https://goo.gl/maps/mdQMhVBy9ZPxL7Gs9>

## 11. OLD GREELEY (1006 14<sup>th</sup> AVE, GREELEY)



**LOT TYPES**  
Multi-Unit House  
**LOT SIZE**  
0.161 acre  
**CONTEXT**  
Urban  
**SETBACKS**  
F: 25' / S: 30' / R: 5'  
**DWELLING SIZE**  
1,750 SF  
**FRONTAGE**  
Neighborhood Yard

Explore virtually using google street view: <https://goo.gl/maps/RodDBb1pzxJb96gr5>

## 12. OLD GREELEY (1103 13<sup>th</sup> AVE, GREELEY)



**LOT TYPES**  
Multi-Unit House  
**LOT SIZE**  
0.175 acres  
**CONTEXT**  
Urban  
**SETBACKS**  
F: 25' / S: 25' / R: 10'  
**DWELLING SIZE**  
3,060 SF  
**FRONTAGE**  
Neighborhood Yard

Explore virtually using google street view: <https://goo.gl/maps/MD9ZSgBbR6obccoG6>

### 13. PROSPECT NEW TOWN (818 HALF MEASURES DR, LONGMONT)



#### LOT TYPES

Multi-Unit House

#### LOT SIZE / DENSITY

0.18 acre/ 10 units per acre

#### SETBACKS

F: 8' / S: 5' / R: 10'

#### CONTEXT

Suburban

#### DWELLING SIZE

2,500 SF

#### FRONTAGE

Streetfront

The duplex is located adjacent single dwelling units and is designed to look and feel like one. The compact neighborhood is organized around a small block structure with narrow, tree-lined streets presenting a framework for many transitions in building scale and design. The neighborhood presents a rich mix of compact, small-scale commercial and residential building types.

Explore virtually using google street view: <https://goo.gl/maps/bqEQv5p2yrjGTpuU7>

# APARTMENT

Stacked flats in a single building or groups of buildings on a single lot. Parking is shared, and entrance to units is typically accessed through a shared lobby. Apartments vary in size and design but typically have larger footprints and therefore fit in well on the edges of single dwelling neighborhoods and on major streets.

## 14. UNC AREA (709 17<sup>th</sup> ST, GREELEY)



### LOT TYPES

Apartment - Small Lot Type

### LOT SIZE

0.116 acres

### CONTEXT

Urban

### SETBACKS

F: 5' / 10' / R: 10'

### FRONTAGE

Terrace

Explore virtually using google street view: <https://goo.gl/maps/TVdgwFXDyRrnqB266>

## 15. BUCKING HORSE (KRISRON RD, FORT COLLINS)



### LOT TYPES

Apartment - Medium Lot Type

### LOT SIZE / DENSITY

3.69 acres/ 25 units per acre

### CONTEXT

Suburban

### FAR

.75 - 1

### SETBACKS

F: 18'-223" / S: 15'-124' / R: 40'-180'

### FRONTAGE

Terrace

Explore virtually using google street view: <https://goo.gl/maps/LfzNQz5GCfoaskWB6>

## 16. RIGDEN FARMS (CUSTER DR, FORT COLLINS)



### LOT TYPES

Apartment - Medium Lot Type

### LOT SIZE / DENSITY

1.34 acres/ 22 units per acre

### CONTEXT

Suburban

### SETBACKS

F: 20' / S: 6' / R: 50'

### FRONTAGE

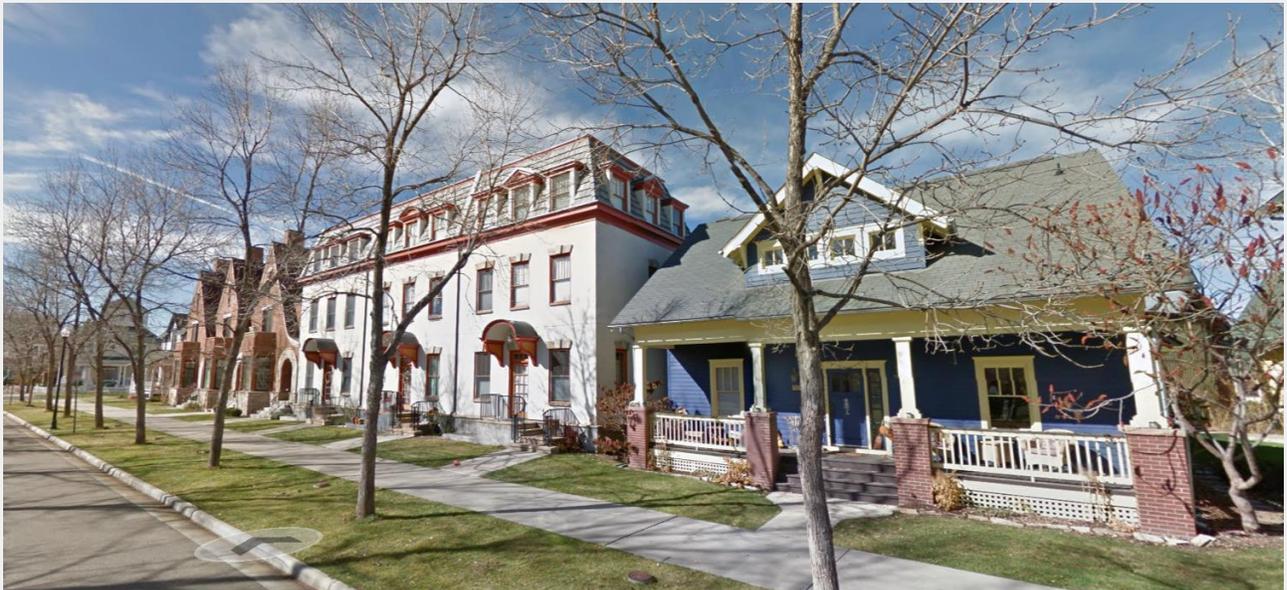
Terrace

Explore virtually using google street view: <https://goo.gl/maps/rhdAMD7g8BUEA3Qb8>

# MISSING MIDDLE HOUSING TAKEAWAYS AND RECOMMENDATIONS

The tour was meant to illustrate housing options that have the ability to nestle discreetly and compatibly within existing neighborhoods of detached, single-unit homes. General recommendations for code revisions include the following:

- Allow by-right or through a simple land use process;
- Allow in more single-dwelling zones;
- Minimize off-street parking requirements;
- Customize use restrictions and design compatibility requirements based on local priorities and concerns.



After exploring the different neighborhoods, what housing elements struck you as interesting, exciting or something that could be tailored to Greeley? Think about the transitions between housing types and lot sizes, like the photo above. Write down a few of your thoughts to help us in moving forward with the Development Code Update.

Most interesting Feature:

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Most Surprising Element:

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Most Applicable to Greeley:

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