



SEMINOLE COUNTY GOVERNMENT

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Land Development Code Update Worksession

Agenda Memorandum

File Number: 2021 - 2969

Title:

Work session to review proposed Land Development Code revisions related to missing middle housing strategies, parking garage screening and other issues. **(Rebecca Hammock, Development Services Director)**

Division:

Planning and Development

Contact/Phone Number:

Rebecca Hammock 407-665-7396

Background:

Staff and the County's consultant will present proposed changes to the Land Development Code, including standards for development of missing middle housing types and relative implementation strategies. The consultant will also present examples of parking garage standards that address lighting design and screening.

ATTACHMENTS:

Description


- ▢ LDC Presentation - updated
- ▢ Missing Middle Strategies

Seminole County Land Development Code Update Work Session #8

CANIN ASSOCIATES

October 12, 2021

Overview of Process

1. Review of Current Regulations
 1. Including Board Work Sessions and Public Input
 2. White Paper #1 (ID issues and approach)
2. Recommend Strategies for Rewrite
 1. Board Work Session #1 and Public Input
 2. Board Work Session #2
3. **Draft Code Revisions**
 -  1. Including Board review and public input
4. Final Approval / Adoption

Today's Agenda

- ▶ Consultant Focus Areas for Today
 - ▶ Missing Middle Strategies
 - ▶ Parking Garage Screening Practices/Examples

Missing Middle Housing



“allow for a full-range of housing types (e.g., condominiums, town homes, single family) to be developed, by right, within the same project” (HSG 4.4)

Goals and Assumptions

- ▶ There is an unmet need for attainable housing in Seminole County
- ▶ Provide recommendations/solutions to fulfill the need
- ▶ Identify where implementation is feasible
- ▶ Encourage with opportunities and incentives



Missing Middle Housing

► Why?

- To broaden the range of housing choices and affordability

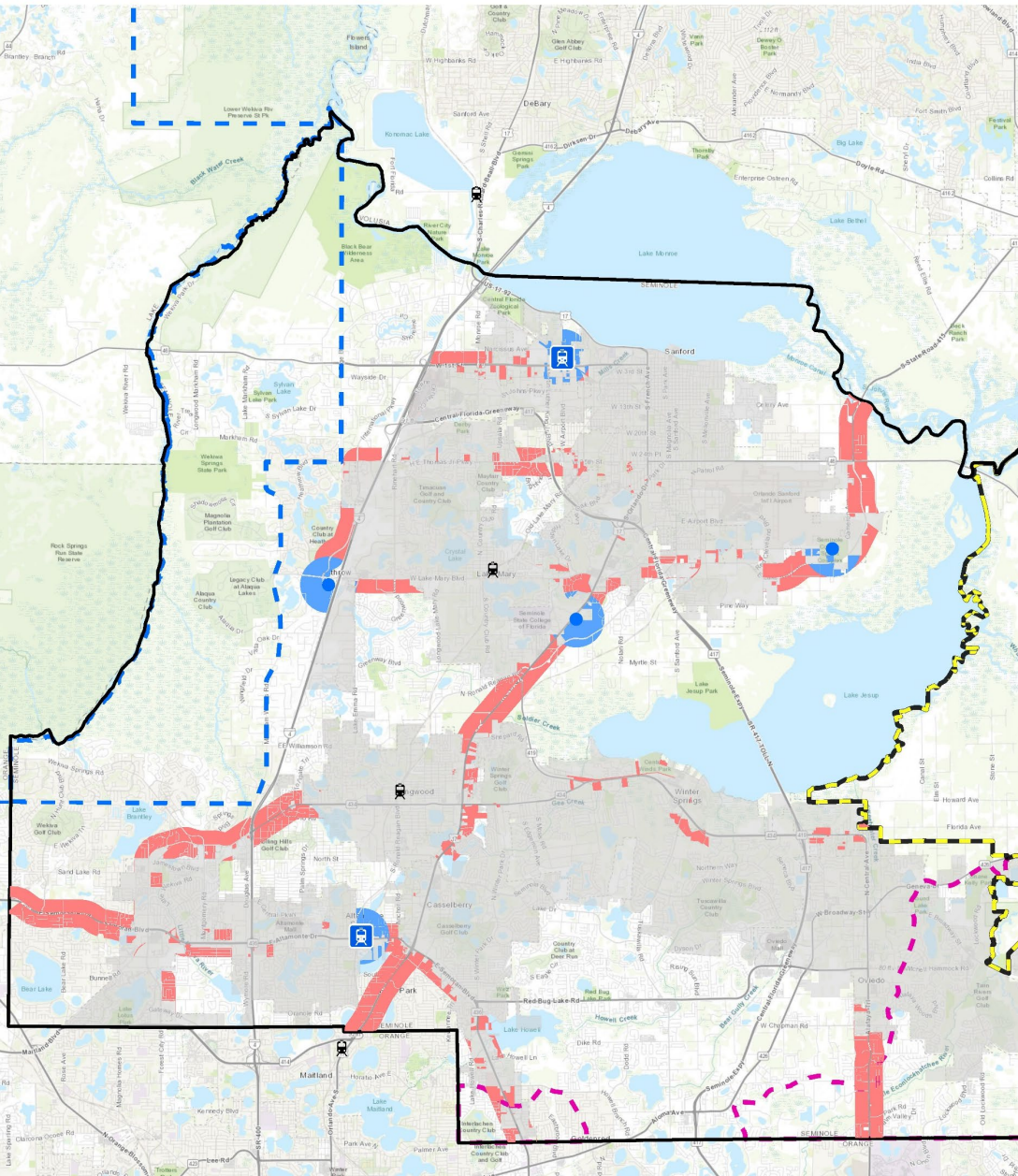
► What?

- Market Rate
- High-Density single family, Cottage Courts, Duplexes, Triplexes, Courtyard Homes, Live-Works etc.
- Ranges from 450 sq. ft. – 2000 sq. ft. per unit.



Applicability

- ▶ Always restricted by FLU density
- ▶ Permit Missing Middle Housing Types as a part of larger conventional residential project
 - ▶ As part of larger project in select single family zones in Centers & Corridors
- ▶ Permit 100% Missing Middle projects
 - ▶ In duplex, multi-family zones, and commercial zones
 - ▶ New Missing Middle Zone

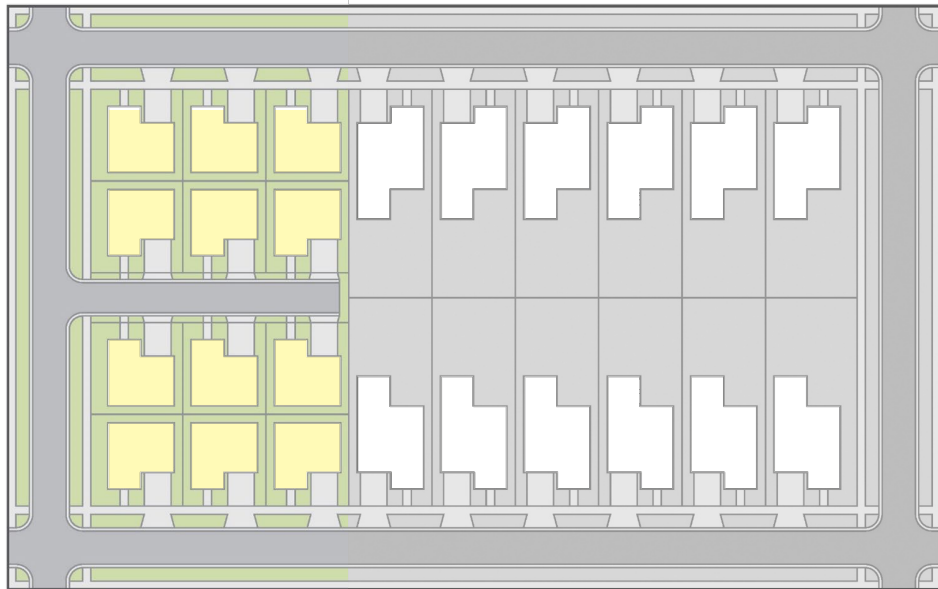


Housing Typologies



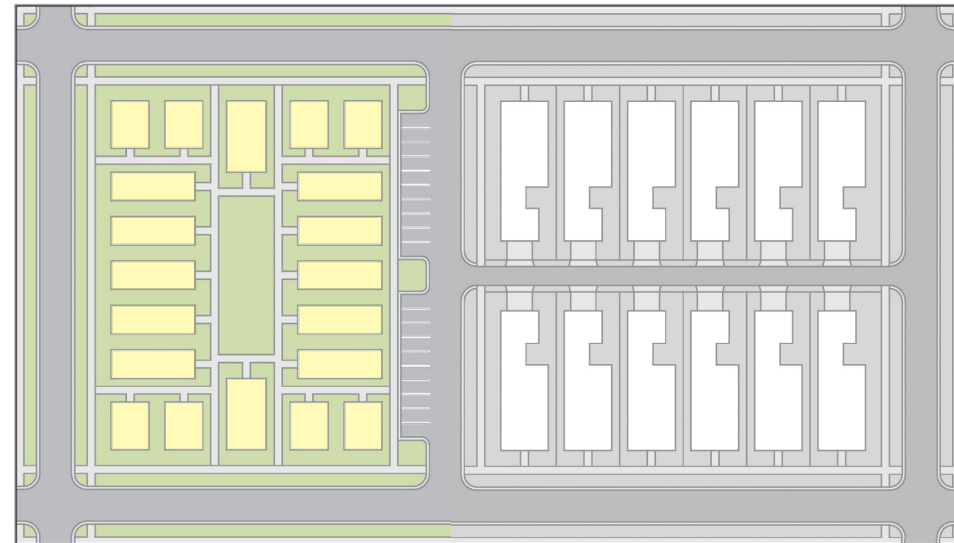
High Density Single-Family

- ▶ Single-family homes on small sized lots designed to increase yield while remaining detached.
- ▶ These types often use unconventional lot dimensions and site plans responsive to the specific unit design and layout. They may be in a common lot with a common parking area.



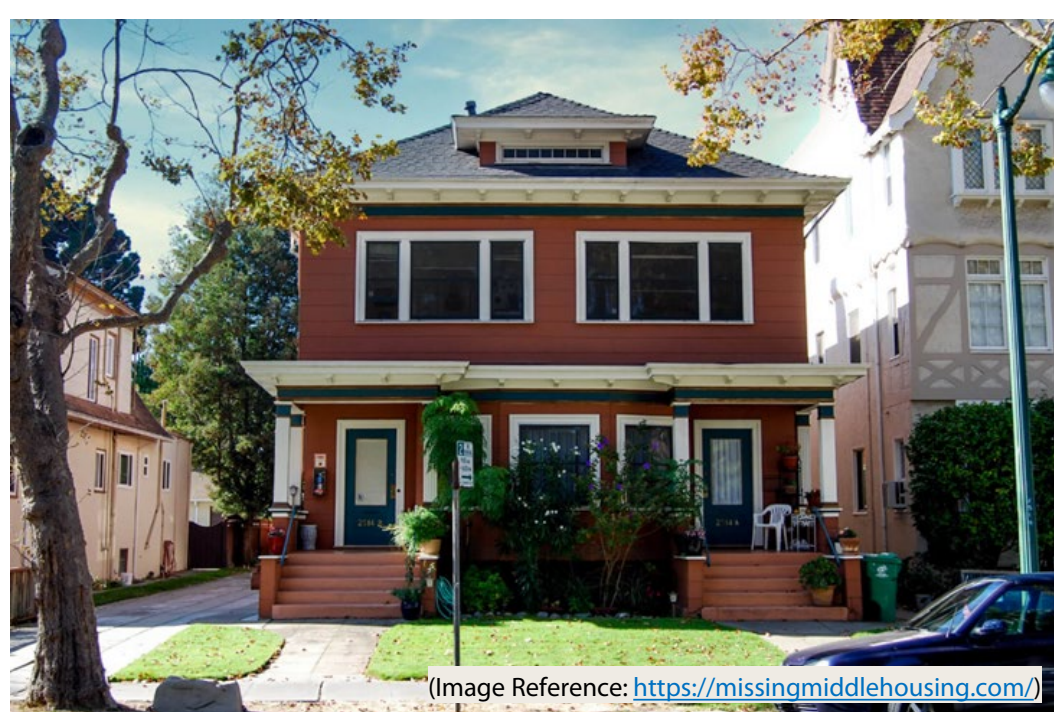
Cottage Court

- ▶ A group of small (1 to 2-story) detached structures arranged around a shared court visible from the street. The shared court is an important community-enhancing element and unit entrances should be from the shared court. It replaces the function of a rear yard.



Duplex

- ▶ Side-by-Side: A small (1 to 2-story), detached structure that consists of two dwelling units arranged side-by-side, each with an entry from the street. This type has the appearance of a small-to-medium single-unit house and may include a rear yard.
- ▶ Stacked: A small (2 to 2.5-story), detached structure that consists of two dwelling units arranged one above the other, each with an entry from the street. This type has the appearance of a small-to-medium single-unit house, may include a rear yard and fits on narrower lots than the side-by-side duplex.



(Image Reference: <https://missingmiddlehousing.com/>)

Townhomes

- ▶ A small-to medium-sized attached structure that consists of 4 to 6 multi-story dwelling units placed side-by-side. Entries are on the narrow side of the unit and typically face a street or courtyard. The street façades have entrances and avoid garages.



Triplex/Fourplex

- ▶ Triplex – Stacked: A small-to-medium (3 to 3.5-story) sized detached structure that consists of 3 dwelling units typically stacked on top of each other on consecutive floors, with one entry for the ground floor unit and a shared entry for the units above. This type does not include a rear yard.
- ▶ Fourplex – Stacked: A detached (2 to 2.5-story) structure with four dwelling units, two on the ground floor and two above, with shared or individual entries from the street. This type has the appearance of a medium-sized single-unit house and may include a rear yard. This type is attractive to developers by generating four units on a typical 50' lot with alley access.



Six-plex

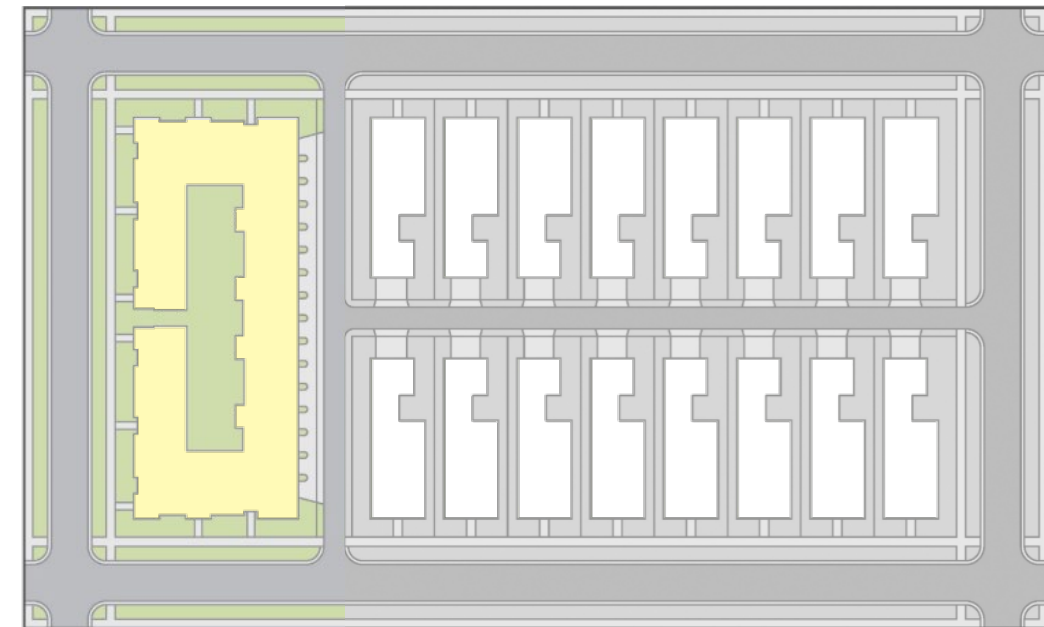
- ▶ A detached (2 to 3-story) structure that consists of 6 dwelling units arranged side-by-side and/or stacked, typically with a shared entry from the street. This type has the appearance of a medium-to-large single-unit house and does not include a rear yard.



(Image Reference: <https://missingmiddlehousing.com/>)

Courtyard Building

- ▶ A medium-to-large sized (1 to 3.5-story) detached structure consisting of multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards. The courtyard replaces the function of a rear yard and is more open to the street in low intensity neighborhoods and less open to the street in more urban settings. Each unit is accessed from the courtyard and shared stairs each provide access up to 3 units.



Live-Work

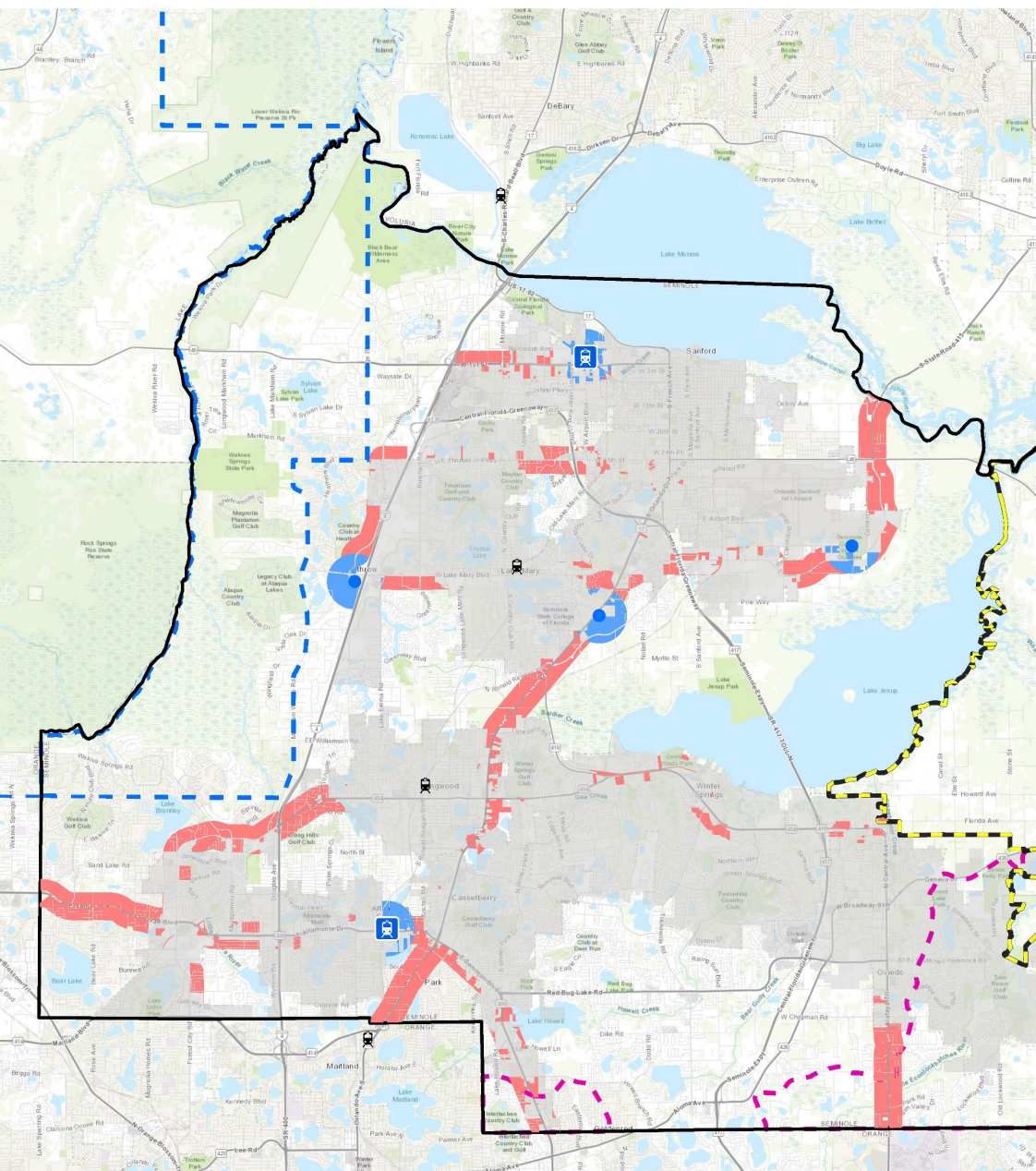
- ▶ A small- to medium-sized (2 to 3.5-story) attached or detached structure consisting of one dwelling unit above or behind a fire-separated flexible ground floor space that can accommodate a range of non-residential use. The flex space and residential unit typically have separate street entrances. The flex space typically has a taller height (min. 10') and a shopfront frontage. This type does not include a rear yard. This typology can also be a small mixed-use building that is not owner occupied and can have more than one residential unit above the ground floor.



Implementation

- ▶ Permit Missing Middle Housing Types as a part of larger conventional residential project
- ▶ Permit 100% Missing Middle projects





Implementation

- ▶ Always restricted by FLU density
- ▶ New Missing Middle Zone
- ▶ In duplex, multi-family zones, and commercial zones
- ▶ As part of larger project in select single family zones in Centers & Corridors

Implementation

	Permitted Types:								Type of Project:	
Applicable Zoning:	High Density Single Family	Cottage Court	Duplex	Triplex / Quadplex	Townhouse	Six-plex	Courtyard	Live/Work	Mixed Project	100% Missing Middle
In Centers & Corridors:										
R-1, R-1A	●	●							●	
R-1B, R-1BB	●	●	○	○*					●	
In USA:										
R-2	●	●	●	○**					●	●
R-3, R-3A, R-4	●	●	●	●	●	●	●	●	●	●
C-1, C-2, OP				●	●	●	●	●	●	●
MUCD (proposed)	●	●	●	●	●	●	●	●	●	●
MM or PD Rezoning by FLU:										
LDR	●	●	●	○	○				●	
MDR	●	●	●	●	●	●	●	●	●	●
HDR	●	●	●	●	●	●	●	●	●	●
MXD	●	●	●	●	●	●	●	●	●	●
Commercial				●	●	●	●	●	●	●
Notes: ● Permitted ○ Permitted with a maximum 2 stories * Maximum Living Area per Building: 3,000 SF * Maximum Living Area per Building: 4,000 SF										

Development Standards:

- ▶ Site Plan Required
- ▶ Building elevations required
- ▶ No portion of the project is gated
- ▶ No single typology may exceed 5 acres of developable land
- ▶ Commonly accessible open space is required



Compatibility Standards:

- ▶ Limited to two stories within 100 feet of a district boundary with an existing single family residential zone.
- ▶ The lowest intensity typologies within the project shall abut boundaries with existing single-family development.
- ▶ In mixed projects, perimeter lots must match underlying zoning.



Building Standards

- ▶ Principle: Maintaining similar standards between typologies increased compatibility



Missing Middle Building Standards

	High Density Single Family	Cottage Court	Duplex	Townhomes ⁽⁴⁾	Triplex /Quadplex	Six-plex	Courtyard	Live/Work
Minimum Yards:								
Front	10	10	10	10	10	10	10	15
Front-facing garage doors	20	20	20	n/a	n/a	n/a	n/a	n/a
Side	5	5	5	5	5	5	10	7.5
Side corner	10	10	10	10	10	10	10	15
Rear ⁽²⁾	5 ⁽²⁾	5 ⁽²⁾	5 ⁽²⁾	5 ⁽²⁾	5 ⁽²⁾	5 ⁽²⁾	5 ⁽²⁾	(2)
Rear ⁽²⁾ (Accessory Structure)	5	5	5	5	5	5	5	5
Min. Living Area Per Unit ⁽³⁾	450	450	450	450	450	450	450	450
Height (in stories)	2	2	2	3	3	3	3	3
Parking spaces per unit ⁽⁶⁾	2	2	2	2	2	2	2	2

Notes:

- (1) Minimum lot size requirements are not applicable to missing middle units.
- (2) Garage setback from the edge of pavement in an alley must be either 8' or more than 20'.
- (3) Living area does not include garages, carports, open or screened porches or breezeways.
- (4) Townhomes must be rear loaded.
- (5) Duplexes, Cottage Court and High-Density Single-Family units may be located on a common lot. In this instance, minimum separation between structures must be 10 feet.
- (6) Minimum parking spaces for units less than 1000 sq. ft. may be reduced to 1.5.

Direction

- ▶ Direction to move forward to draft standards
- ▶ Feedback on specific standards in presentation or memo
- ▶ Direction relative to implementation strategies

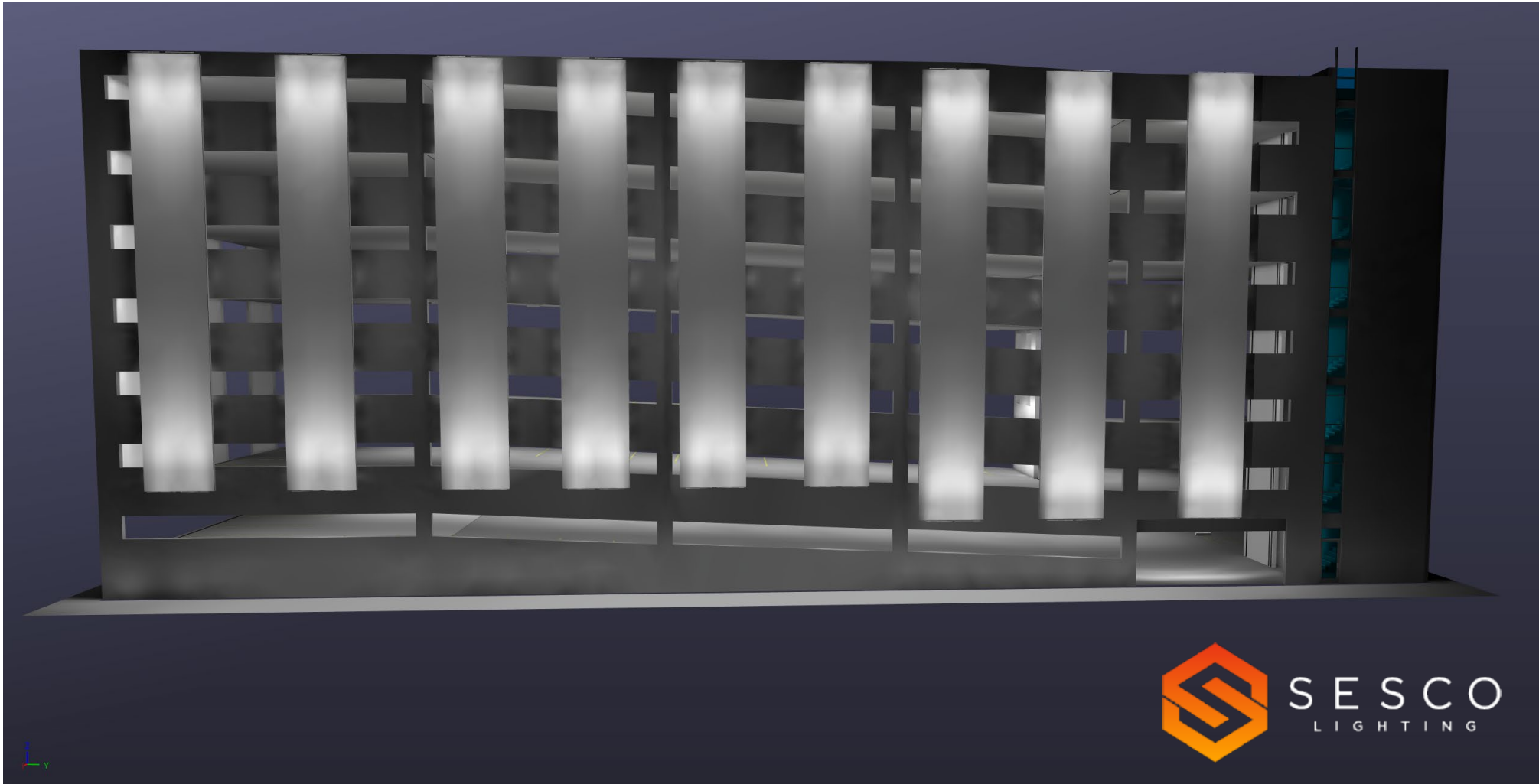


Parking Garages

Parking Garages: The Issue

- ▶ Light glare from interior parking garage lighting to roadways and nearby residences
- ▶ Need to maintain air circulation within the garage
- ▶ Solutions:
 - ▶ Lighting Design
 - ▶ Screening
 - ▶ Building Design
- ▶ Also: option to add aesthetic requirements

Lighting Design



Screening – Health Village - Orlando



Screening - SunTrust Plaza Garage - Orlando



Landscape Screening – Orlando (not recommended)



Structure Design - Facing SFR – Lake Mary



Structure Design - Winter Garden City Garage



Columbia Street Garage - Orlando



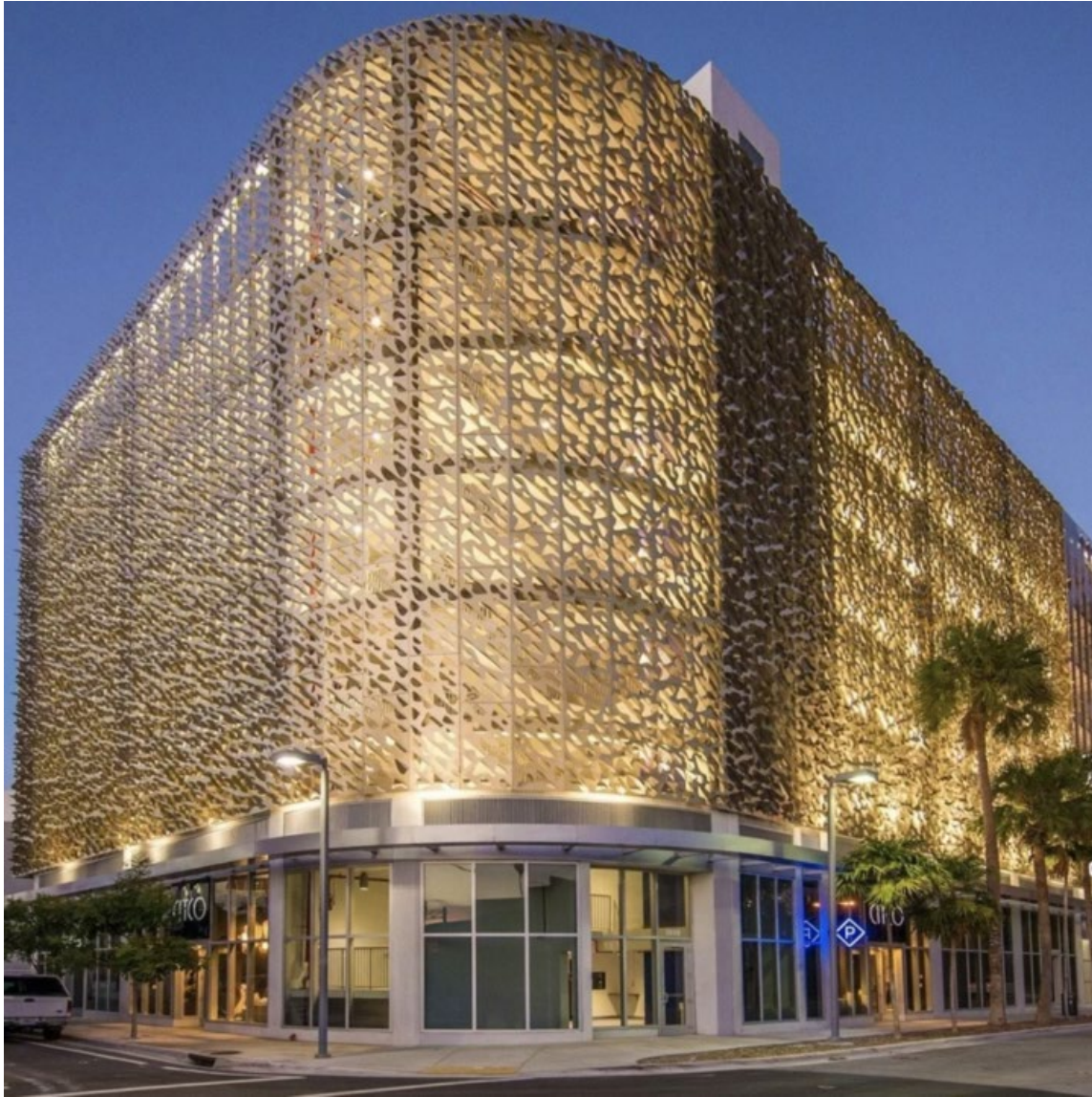
Orange Garage – Disney



Artistic Screening - Town Center - Lake Nona



City View Garage – Miami Design District



Museum Garage - Miami



Board Direction

- ▶ Requirements for lighting design to reduce light trespass
- ▶ Requirements for screening to reduce light trespass
- ▶ Aesthetic requirements

memorandum

date: July 1, 2021
to: Jeffrey Hopper
from: Sribhava Kakani
cc: Mary Moskowitz, Rebecca Hammock, Brian Canin, Eliza Juliano
re: Recommended Missing Middle Strategies

Overview:

The Missing Middle Housing types provide diverse housing options, such as duplexes, fourplexes, cottage courts, and multiplexes. These house-scale buildings fit seamlessly into existing residential neighborhoods and support walkability, locally serving retail, and public transportation options. They provide solutions along a spectrum of affordability to address the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability.

(Ref: <https://missingmiddlehousing.com/>)

Below are the standards used for missing middle housing prototypes Canin has developed in our office.

Missing Middle Prototypes				
	Living Area * Sq. Ft.	# Stories	Typical Lot Sizes	
			W	D
Pathlight Homes (Micro Homes)	660	1	N/A	
Single Family Detached Rental	1000 - 1500	1	N/A	
Town Homes	1500 - 2500	2	20	85
Duplex (Triplex/Quadplex/Six Plex)	700 - 1900	2	50	120
Single Family Detached (CRA)	1200 - 2000	2	40	100
Live-Work Duplex	9338	3	60	120

* Living area excludes unconditioned space including garages, carports, open or screened porches or breezeways.

** For frontages abutting a street minimum side yard is 10'.

*** Side yard for end units is 5'

Missing Middle Housing should be permitted for market rate units in appropriate locations to broaden the range of housing choices and affordability. The Seminole County Attainable Housing Strategic Plan identified adopting new Land Development Code regulations to address Missing Middle Housing types as a strategy. Missing Middle Housing is one strategy to expand the attainability of housing by providing a diversity of typologies without the need for subsidies or contractual limitations.

While this Missing Middle Housing proposal broadens the types of housing permitted, all new development is limited by the densities permitted in the comprehensive plan. This puts a practical limit on the quantity of higher density typologies that will be feasible within a given project.

Standards for Development:

Applicability:

Strategy #1: Permit Missing Middle Housing Types as a part of larger conventional residential project.

- Permitted by right in select zones when located in County “Centers and Corridors”
- Permitted as part of a PD subject to conditions of the PD. The PD may not include requests for waivers from the Missing Middle standards.
- All units at the project boundary shall comply with the underlying zoning standards (if applicable) except at property boundaries with multi-family or non-residential zones.

Strategy #2: Permit 100% Missing Middle projects

- Permitted by right in select zones
- Permitted by right in select zones when located in Centers and Corridors (See Table)
- Permitted with Rezoning to MM

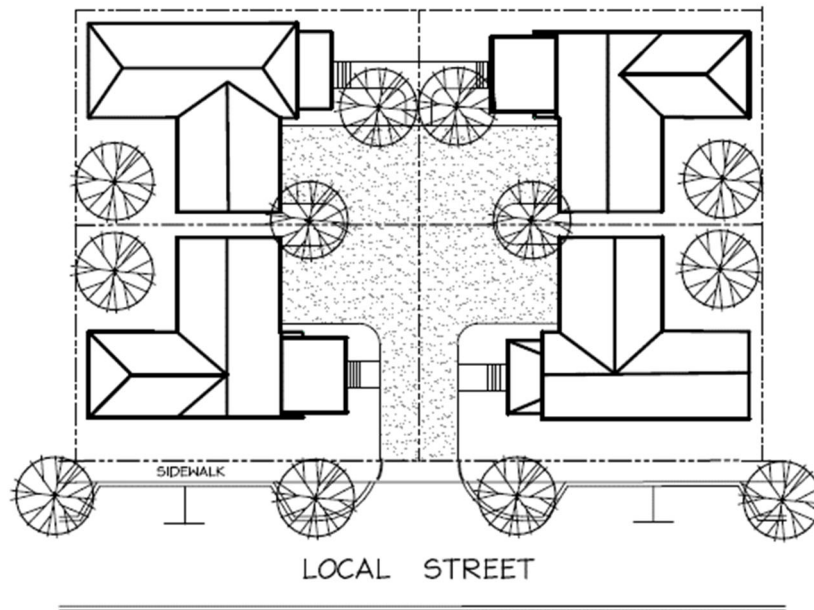
	Permitted Types:								Type of Project:	
Applicable Zoning:	High Density Single Family	Cottage Court	Duplex	Triplex / Quadplex	Townhouse	Six-plex	Courtyard	Live/Work	Mixed Project	100% Missing Middle
In Centers & Corridors:										
R-1, R-1A	●	●							●	
R-1B, R-1BB	●	●	○	○*					●	
In USA:										
R-2	●	●	●	○**					●	●
R-3, R-3A, R-4	●	●	●	●	●	●	●	●	●	●
C-1, C-2, OP				●	●	●	●	●	●	●
MUCD (proposed)	●	●	●	●	●	●	●	●	●	●
MM or PD Rezoning by FLU:										
LDR	●	●	●	○	○				●	
MDR	●	●	●	●	●	●	●	●	●	●
HDR	●	●	●	●	●	●	●	●	●	●
MXD	●	●	●	●	●	●	●	●	●	●
Commercial				●	●	●	●	●	●	●
Notes: ● Permitted ○ Permitted with a maximum 2 stories * Maximum Living Area per Building: 3,000 SF * Maximum Living Area per Building: 4,000 SF										

Site Development Standards:

- Site Plan Required
- Building Elevations Required
- Project density is consistent with the applicable FLU district.
- Project includes a connected street grid:
 - No portion of the project is gated.
 - Sidewalks are required on both sides of every street
 - Dead end streets, hammerheads, and cul-de-sacs are prohibited.
 - Projects must provide connections to all adjoining public streets and trails and existing “stub-outs”.
 - Projects must provide “stub-outs” for future connectivity to adjacent vacant lots.
 - Pedestrian or vehicular connections to existing commercial uses are encouraged where feasible
- Missing middle homes may be clustered or distributed throughout the project.
- No single Missing Middle typology may exceed 5 acres of developable land.

- Project boundaries:
 - Limited to two stories within 100 feet of a district boundary with an existing single family residential zone.
 - The lowest intensity typologies within the project shall abut boundaries with existing single-family development.
- Commonly accessible open space is required subject to the following standards:
 - Where Open Space is required in the applicable zoning district, those standards shall be applied. Otherwise, the standards below are applicable.
 - Minimum 8% of developable land
 - May be provided in multiple locations however each location must be:
 - Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways.
 - Not less than 0.25 contiguous acres.
 - A minimum of 40 feet in width.
 - Except that open space areas adjacent to a stormwater pond or natural lake should be a minimum of 20 feet in width from the top of berm to the public right of way or lot line.
- Street trees are required in generous planting strips to provide for the health of the trees.
 - Shall be planted an average of 40 feet on center on both sides of internal streets and on existing rights of ways adjoining the site.
 - Shall be located in a planting strip or tree well with a minimum width of 8 feet. Tree wells or planting strips less than 10 feet in width must incorporate a root barrier at the edge of pavement.
 - Shall be selected from the “Approved Plant Species List: Canopy Trees,” except that Laurel Oaks may not be used as Street Trees.
 - Shall meet the standards of Sec. 30.1228. - General provisions for all landscaped areas.
- Parking:
 - On-street parking is required. All streets with parking adjacent to missing middle housing may be counted towards minimum parking requirements.
 - On-street parking spaces should be within 150 feet of the unit.
 - Parking may be in common areas.
 - Units with a front-loaded garage must be at least 50 feet in width.
 - Exception: If they are a part of a cottage court typology
- Building Frontage:
 - Buildings not fronting on a street must front on a common open space (such as a mew), a pedestrian pathway or a multi-use trail.
 - Buildings not fronting on a street must be part of a common emergency access plan or be adjacent to an alley built to emergency access standards.
 - Up to six lots may be accessed by a commonly held easement drive that is un-gated and designed to permit fire access.

Housing Court Example:



Typologies and definitions: (Ref: <https://missingmiddlehousing.com/>)

Cottage Court: A group of small (1 to 2-story), detached structures arranged around a shared court visible from the street. The shared court is an important community-enhancing element and unit entrances should be from the shared court. It replaces the function of a rear yard.

Duplex – Side-by-Side: A small (1 to 2-story), detached structure that consists of two dwelling units arranged side-by-side, each with an entry from the street. This type has the appearance of a small-to-medium single-unit house and may include a rear yard.

Duplex – Stacked: A small (2 to 2.5-story), detached structure that consists of two dwelling units arranged one above the other, each with an entry from the street. This type has the appearance of a small-to-medium single-unit house, may include a rear yard and fits on narrower lots than the side-by-side duplex.

Townhomes – A small-to medium-sized attached structure that consists of 4 to 6 multi-story dwelling units placed side-by-side. Entries are on the narrow side of the unit and typically face a street or courtyard. The street façades have entrances and avoid garages.

Triplex – Stacked: A small-to-medium (3 to 3.5-story) sized detached structure that consists of 3 dwelling units typically stacked on top of each other on consecutive floors, with one entry for the ground floor unit and a shared entry for the units above. This type does not include a rear yard.

Fourplex – Stacked: A detached (2 to 2.5-story) structure with four dwelling units, two on the ground floor and two above, with shared or individual entries from the street. This type has the appearance of a medium-sized single-unit house and may include a rear yard. This type is attractive to developers by generating four units on a typical 50' lot with alley access.

Six-plex: A detached (2 to 3-story) structure that consists of 6 dwelling units arranged side-by-side and/or stacked, typically with a shared entry from the street. This type has the appearance of a medium-to-large single-unit house and does not include a rear yard.

Courtyard Building: A medium-to-large sized (1 to 3.5-story*) detached structure consisting of multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards. The courtyard replaces the function of a rear yard and is more open to the street in low intensity neighborhoods and less open to the street in more urban settings. Each unit is accessed from the courtyard and shared stairs each provide access up to 3 units.

Live-Work: A small- to medium-sized (2 to 3.5-story) attached or detached structure consisting of one dwelling unit above or behind a fire-separated flexible ground floor space that can accommodate a range of non-residential use. The flex space and residential unit typically have separate street entrances. The flex space typically has a taller height (min. 10') and a shopfront frontage. This type does not include a rear yard. This typology can also be a small mixed-use building that is not owner occupied and can have more than one residential unit above the ground floor.

High Density Single-Family: Single-family homes on small sized lots designed to increase yield while remaining detached. These types often use unconventional lot dimensions and site plans responsive to the specific unit design and layout. They may be in a common lot with a common parking area.

Missing Middle Typology Standards:

	Building Setbacks:							
	High Density Single Family	Cottage Court	Duplex	Townhomes ⁽⁴⁾	Triplex /Quad plex	Six-plex	Courtyard	Live/Work
Minimum Yards:								
Front	10	10	10	10	10	10	10	15
Front-facing garage doors	20	20	20	n/a	n/a	n/a	n/a	n/a
Side	5	5	5	5	5	5	10	7.5
Side corner	10	10	10	10	10	10	10	15
Rear ⁽²⁾	5 ⁽²⁾	5 ⁽²⁾	5 ⁽²⁾	5 ⁽²⁾	5 ⁽²⁾	5 ⁽²⁾	5 ⁽²⁾	(2)
Rear ⁽²⁾ (Accessory Structure)	5	5	5	5	5	5	5	5
Min. Living Area Per Unit ⁽³⁾	450	450	450	450	450	450	450	450
Height (in stories)	2	2	2	3	3	3	3	3
Parking spaces per unit ⁽⁶⁾	2	2	2	2	2	2	2	2

(1) Minimum lot size requirements are not applicable to missing middle units.

(2) Garage setback from the edge of pavement in an alley must be either 8' or more than 20'.

(3) Living area does not include garages, carports, open or screened porches or breezeways.

(4) Townhomes must be rear loaded.

(5) Duplexes, Cottage Court and High-Density Single-Family units may be located on a common lot. In this instance, minimum separation between structures must be 10 feet.

(6) Minimum parking spaces for units less than 1000 sq. ft. may be reduced to 1.5.