

# CHAPTER 1: Database Of Land Use And Zoning Strategies

## CHAPTER SUMMARY

The first step in preparing this report was to identify ordinances, regulations and approaches ('codes') that enable the construction of a greater mix of housing types and smaller, more affordable homes. The team reviewed codes across the United States in a variety of regions and communities; researched zoning ordinances, code amendments, entire new codes, comprehensive plans, social media outreach, and internet searches; and spoke with developers, architects, and planning colleagues.

The approaches researched were compiled into an extensive database of 118 individual ordinances and codes. The team reviewed the database for the codes that are replicable and represent neighborhoods across the United States, from small towns to medium and large cities. The codes were organized into four types by their focus and approach for generating housing choices: accessory dwelling unit (ADU) ordinances, small lot ordinances, cottage court ordinances, and form-based codes (infill and greenfield). The team has tried to balance the examples presented in this report to provide a wide variety of code approaches to consider.

## DATABASE OF ORDINANCES AND CODES

The 118 ordinances and codes are compiled into a database (see Appendix: Code Database) that is organized by state, identifies the preparer(s), includes a link to the ordinance, regulation, or code, if applicable, and provides information on the following:

1. What is the code's extent? (site specific, areas, citywide, countywide, statewide)
2. How is the regulation adopted, and how is it implemented?
3. Is the context urban, small town, or rural?
4. Does the code use conventional or form-based zoning?
5. Does the code use supplemental standards?
6. What housing strategies are addressed? (accessory dwellings, small lot development, Missing Middle Housing)
7. How was the code initiated? (community, private owners)
8. What is the level of difficulty to draft and adopt this type of code?

In order to determine which codes merited a more in-depth analysis to be included in this report, an evaluation matrix was developed. The parameters included the eight topics listed above plus consideration of geographic location, population, and code type in order to provide a diverse representation. This analysis resulted in 18 codes being selected for the report in the following four ordinance approaches, described below:

- **Accessory dwelling unit (ADU) ordinances** are aimed at generating a dwelling that is secondary to the main house on the lot. An ADU can be attached to the house, be part of a detached garage or basement, or can be an individual building on the lot. This approach is typically applied as an ordinance that applies to all single-family zones.

- **Small lot ordinances and density adjustments** are aimed at generating low- to moderate-intensity housing in a variety of neighborhood contexts. Some of these tools are for realistic development of small lots or irregularly shaped lots that remain undeveloped when the current development standards do not allow enough development to make investment feasible. Some of these tools encourage the reduction of lot size standards to enable more units than previously possible. This approach is typically applied as an ordinance that applies to certain sized lots in certain zones or as an overlay.
- **Cottage court ordinances** are aimed at generating small, detached cottages facing a shared court on a single lot. A cottage court offers more residential intensity within a single-family detached physical character. This approach can be applied as an infill ordinance, overlay, or specifically as a cottage court ordinance.
- **Form-based codes** are aimed at generating a broad spectrum of housing types and intensities and typically have more standards about physical form than other zoning standards or ordinances. The form-based codes highlighted here focus on low- to moderate-intensity neighborhoods. This approach can be applied as an infill ordinance, overlay, or replacement zoning.



# RANKING REGULATION APPROACHES

Each regulation approach has been evaluated for two key factors so that the reader can make an informed decision on which approach best meets their scenario and needs:

- What is the ordinance or code's effectiveness?
- What is generally needed, in terms of level of effort, internal staff capacity and political support?

The four types of ordinances and codes are listed in order of effectiveness on the table below.

Ranking Code Approaches	Effectiveness	What is needed?	
		Level of Effort	Community Outreach
1. ADU Ordinance	Significant.	Minimal to Moderate. With this type of ordinance ready to use, applicants request it and have it applied as part of their project. If not ready to use by applicants, city needs to take time and prepare an ordinance.	Moderate. Communication is needed on what state law allows. In states without state law for ADU's, outreach is needed to communicate on the issues, needs and possible solutions.
2. Small Lot Ordinances	Moderate. Best when a more thorough analysis and rezoning are not feasible or desired and there are remnant or scattered parcels in a moderate intensity context that are not served by the existing zoning. Addresses Missing Middle Housing and can address ADU's.	Moderate to Significant. With this type of ordinance ready to use, applicants request it and have it applied as part of their project. If not ready to use by applicants, city needs to take time and prepare an ordinance. Preparing this type of ordinance is more work than the previous approaches because these ordinances are often applied to several areas with very different needs. This results in a need for less detailed standards that provide flexibility through design guidelines.	Moderate. Outreach is needed to communicate on concerns related to compatibility with existing single-family housing.
3. Cottage Court Ordinance	Moderate. Best for low intensity neighborhood that has pressure to intensify but highly values single-family detached character. Addresses one of the many types of Missing Middle Housing.	Minimal to Moderate. With this type of ordinance ready to use, applicants request it and have it applied as part of their project. If not ready to use by applicants, city needs to take time and prepare an ordinance.	Minimal to Moderate. Depending on the outreach done when the ordinance was prepared, outreach may not be necessary. Likely that some outreach on the first few projects will be needed.
4. Form-Based Codes	Significant. Addresses as broad a range of Missing Middle housing types as desired by the community, including ADU's.	Moderate to Significant. A new zone(s) and regulations need to be prepared and integrated into the zoning code along with a map of the parcels where the zone(s) will be mapped. The regulations are dependent upon careful documentation of the existing and desired conditions.	Moderate to Significant. Outreach is needed with the owners, local developers and real estate groups to explain this approach and get feedback on issues and needs.

Internal Staff Capacity	Political Support	Cost Range
<p>Minimal to Moderate. In states with state law allowing ADU's, staff only needs to familiarize with the standards and revise processing procedures accordingly. Also, needs to communicate these things to the community and city council. In states without such laws, staff needs to document the issues with the current standards and what the new ordinance needs to address. Typically, staff will also want to see what other communities have done and will review their ordinances for tips. In addition, meetings with the community are needed to explain the issues and hear about concerns regarding rear yard privacy, etc.</p>	<p>Minimal to Moderate. If in a state with state law allowing ADU's, very little is required. If in a state that does not have such laws, support is needed to understand how ADU's will fit in with existing and how to address parking and rear yard privacy concerns of existing residents.</p>	<p>\$ to \$\$</p>
<p>Moderate. Staff needs to document the issues with the current standards and what the new ordinance needs to address and/or override. Typically, staff will also want to see what other communities have done and will review their ordinances for tips.</p>	<p>Moderate. Support is needed to understand how new development will fit in with existing and how to address traffic and parking concerns of existing residents. In addition, in lower intensity neighborhoods, the implications of smaller lot size standards on existing development need to be understood: 2 lots where there is now 1 and what that does to the physical character of the neighborhood.</p>	<p>\$ to \$\$</p>
<p>Minimal to Moderate. Staff needs to either do the research to prepare an ordinance from scratch (moderate work) or can use other ordinances as models to modify for their own version (minimal work).</p>	<p>Moderate. In low intensity single-family neighborhoods, support is needed to understand how these projects will not change the physical character. In moderate intensity neighborhoods, the support is needed but to a lesser degree.</p>	<p>\$ to \$\$</p>
<p>Moderate to Significant. If a consultant prepares the zone and regulations, staff's responsibilities are moderate: needing to be involved through the documentation of existing conditions, identification of new standards, and working with internal staff and departments on adjustments to the procedures. If staff prepares the zone and regulations, staff's responsibilities are significant.</p>	<p>Significant. Need to work with the city council and planning commission to explain this approach and why more upfront work is needed than with other approaches, and to get direction on issues and needs.</p>	<p>\$\$ to \$\$\$</p>

# APPROACHES

## Accessory Dwelling Unit (ADU) Ordinances

ADU ordinances are used when there is a need for more diverse affordable housing opportunities within a lower intensity, primarily single-family detached context. The standards can be in addition to the base zoning or as an independent set of standards. Typically, the ADU ordinances allow either the conversion of existing structures such as garages into secondary dwelling units or new accessory structures to be built within a parcel by utilizing existing available space, usually in the backyard.

This approach can be applied as an Overlay or Optional Overlay.

### Benefits

- ADUs are an affordable type of home to construct because they do not require paying for land and major new infrastructure.
- ADUs are cost-effective, one- or two-story, wood-frame construction.
- They bring flexibility to infill development and diverse housing options.
- ADUs are more affordable and can provide additional income to homeowners through rent.
- In many cases, ADU ordinances are encouraged by local governments since they provide development incentives, such as no additional required parking or added utility connection fees.
- They retain the scale and character of the neighborhood.
- They serve different populations, ranging from students and young professionals to young families, people with disabilities, and senior citizens.
- Usually, the approval process is fast.

### Challenges

- The development of ADUs is mostly associated with single-family homes.
- Their approval can come with design, access, lot coverage, and height limitations and maximum living space area or number of bedrooms.
- In the case where a garage is converted into an ADU, extra on-street or off-street parking space could be requested.
- In some cases, municipalities require owner occupancy of properties containing ADUs and determine methods and standards for verification and enforcement. They may also enforce a maximum number of short-term rental days or a minimum lease period in order to prioritize permanent housing over vacation rentals.

## Small Lot Ordinances and Density Adjustments

Small lot ordinances are used in two general options: a) to allow for new, smaller lots in residential zones that typically have very large minimum lot sizes (5,000 square feet and larger), which can be for either attached or detached single-family homes and do not typically require a homeowners association; or b) to develop existing lots that cannot achieve what the existing zoning allows and so remained vacant or underutilized.

**Scenario A:** A 6,000-square foot lot could be subdivided into two lots, with two single-family homes and possibly an ADU on each lot, depending on the local ADU allowances.

**Scenario B:** A 75-foot wide lot in a single-family or multifamily zone could physically accommodate 3 to 4 townhouse-style dwellings with a single driveway to the street. However, the resulting lot size for each townhouse will be substantially smaller than what the city allows. Without a small lot ordinance, the substandard lot size would stop the project. Through the small lot ordinance, the lot standards and any others are revised to make the development feasible.

**Scenario C:** In a multifamily zone on a lot of 75 feet or less, it is not physically possible to achieve the currently allowed dwelling units (e.g. lot size x allowed density per acre). Typically, it is the onsite open space and/or off-street parking standards that limit the number of dwellings. This results in the parcel remaining vacant or underutilized and raises the need for relief from those standards. However, it is often very difficult to change the zoning standards. A less problematic approach is to introduce a small lot ordinance, because it is voluntary and does not change existing zoning until the owner chooses to do so.

**Scenario D:** In a single-family zone, lots are only allowed to have single-family houses but could easily accommodate house-scale buildings with three to four units. By adjusting the minimum required lot size to only require an additional amount of lot area (e.g., 1,000 square feet) for each additional unit, these lots are now able to accommodate a variety of low-intensity multifamily.

This approach can be applied as an amendment to existing standards, an Overlay, Optional Overlay, or Form-Based Zoning Codes.

## Benefits

- Unlocks development potential in existing zoning standards.
- Can be targeted to an area or can address several zoning districts.
- Can be used to accommodate pre-existing buildings that are otherwise fine models for new housing but do not meet current zoning standards (e.g. cottage court, courtyard building, mansion apartment building).
- Does not change the existing zone standards for lots not using the ordinance.

## Challenges

- Can present size and scale issues to existing single-family neighbors, so a close analysis of existing patterns is needed to understand what is to be allowed and/or changed and how that affects existing neighbors.
- Can result in dwellings that only have a view of a narrow side yard and/or driveway without a view to or from the street (Colorado 'slot house' or Los Angeles 'dingbat').
- Can result in overly generalized standards that present issues.

## Cottage Court Ordinances

Cottage court ordinances are used when communities want a single-family type of development that provides multifamily intensity but does not change the physical character of a low-intensity, single-family neighborhood. This type is also referred to as "Co-Housing" or "Pocket Neighborhoods".

Often, the maximum allowed density in a single-family neighborhood (e.g. 7 dwelling units per acre) prevents a cottage court, because mathematically it can range from 18 to 35 dwelling units per acre. The typical houses in a cottage court are intentionally small and sometimes limited to single-story to maintain visual compatibility with neighboring single-family houses. Despite this high degree of compatibility, the typical maximum density is often a roadblock. When cities want a cottage court, they often need to approve a site-specific planned unit development. However, it is becoming more common to see this type included as either part of a form-based code or allowed in a single-family zone with an administrative conditional use permit.

This approach can be applied as an Overlay, Optional Overlay, or Form-Based Zoning.

## Benefits

- Can be used to make sensitive scale transitions to single-family zones.
- Visually maintains the single-family detached physical character of a low intensity neighborhood.
- Provides housing choices for those wanting a smaller house.
- Typically includes shared open space and/or built space, thereby providing opportunities for those wanting built-in community benefits.
- Can be targeted to an area or address several zoning districts.
- Can be integrated easily into a comprehensive zoning update.
- Good financial alternative for developers in single-family zones if the process for entitlement is not so restrictive as to make typical single-family construction a better option.

## Challenges

- Can raise concerns from neighborhood because of the smaller house size and what they think that might do to their property value.
- Conventionally sized single-family houses will overwhelm the shared court and appear more intense and out of character with neighboring single-family houses. Thus, it is recommended that maximum house size be regulated.
- Requires different standards that are not based on a single-family lot; each cottage is detached, orients to the shared court, and does not have a rear yard.
- Needs a homeowner's association to maintain the shared court.
- May require numerical adjustments to the Comprehensive Plan and/or zoning.
- In multifamily zones the high price of land may make it infeasible.

## Form-Based Codes (FBCs)

FBCs are used when physical form and character as well as a walkable neighborhood are top priorities. FBCs enable a variety of housing types in very close proximity to retail and services within the building, the block, and the neighborhood, as desired by the community.

FBCs do not limit the physical form through density per acre or floor area ratio. They provide tailored standards based on the existing physical character that is to be carried forward in new development or in new physical character that has been identified through a public process. This approach provides for as much or as little regulation on physical detail as desired. For example, in one area the zoning standards could be more restrictive, and, in another area, the same code's zoning standards could be less restrictive.

This approach can be applied to part of a block all the way up to several neighborhoods, corridors, or an entire community. Typically, on corridors, one form-based zone is applied to key nodes or 'centers,' and at least one more form-based zone is applied to the areas between the nodes. This approach tends to have a primary objective of generating significant amounts of new housing. Another example is a neighborhood that was originally occupied by single-family houses but over time has realized several of those houses needing to be used as multifamily. In these cases, the form-based zone can be applied to address the need for more housing while tailoring the standards to have a house-scale physical character of a particular neighborhood.

This approach is typically applied as Form-Based Zoning and can be applied as an Overlay or Optional Overlay.

## Benefits

- Makes a variety of house-scale compatible buildings possible while relieving designs of arbitrary density and floor area ratio limits.
- Integrates non-residential uses, as desired by the community.

- Can be applied to as small as a half block, several areas, a community, or a county.
- Replaces existing zoning and guidelines; if support for rezoning is not ready, can be applied as an overlay.
- Can vary amount of regulation from one area to another in response to different expectations and policy direction.
- High degree of clarity about what is required to receive project approval.
- Enables approval authority to be delegated for easier processing.

### Challenges

- Needs time and budget to document existing conditions and clearly understand key physical characteristics to be brought forward into new standards.
- Needs time and budget to orient approval authority staff and development community with new topics for regulations and to troubleshoot the new regulations.

## APPLICATION OPTIONS

It is important to also understand the variety of options for applying the above code approaches. The following options are listed in order from simplest to most complex.

### Substantial (Alternative) Compliance

This is a good option if acceptable projects in a zoning district routinely need relief from the standards. Often this occurs when a zoning district is applied to broad areas with very different needs and realities, and the generalized standards are trying to address too many variables.

This approach allows compliance with the standards to be met through alternative means of achieving the desired results. For example, if a proposed three-unit building complies with all standards except the amount of required off-street parking (three proposed, six required), the city could find that the project has substantially complied with the intent of the regulation if not the literal requirement. The rationale is that staff would consider the location and context of the site in relation to the requirement for six off-street spaces. If it is within short walking distance of nearby retail and services, staff could find that the requirement for six spaces is more relevant to a three-unit building far from retail and services where walking to those destinations is not viable and approve the project using the substantial compliance provisions in their zoning.

This approach includes guidelines to determine compliance and sometimes include a design review process to review these requests.

### Benefits

- Avoids need to create new standards.
- Allows creativity by property owners in seeking alternative means of meeting the standard(s).

### Challenges

- Requires discretionary review that needs periodic oversight on decisions and results.
- Requires guiding language and/or photos of acceptable results to help guide decisions.
- Can result in unacceptable proposals taking up staff time.



## Targeted Adjustments or Revisions

This is a good option if the base zoning has standards that can generate the expected results but, for example, the onsite open space or required off-street parking standards are making projects infeasible. The focus can either be to update those two outdated standards, or to apply the small-lot ordinance or cottage court ordinance as a supplement to the existing standards. This is akin to a software update on your phone: a few things need to be adjusted, but there is no need to revise or replace the system.

### Benefits

- Avoids the need for rezoning.
- Allows for confirmation of existing development and/or small adjustments in new development.
- Focuses attention on understanding why the outdated standards need to be revised.

### Challenges

- Revisions that do not have support can bog down the process and delay near-term adoption of the updated standards.
- Showing other city departments that these revisions/adjustments do not present issues to them in other areas/zones.

## Overlay Zone

This is a good option when a supplemental fix like the small-lot ordinance or cottage court ordinance is not enough, but new standards are needed, and there is not the support for revising the underlying existing zoning. For example, if the R2 zone does not currently allow any Missing Middle Housing types due to maximum allowed density or required off-street parking, an overlay zone could be prepared to essentially override all or parts of the existing R2 zone and provide the necessary standards. In addition, the overlay can be set to only apply in certain areas of the R2 zone and not every lot in that zone. Any or all of the four approaches (ADU, small-lot, cottage court, or FBC) can be applied as an overlay.

**Optional Overlay Zone:** This version of the overlay zone is used when there is not support for or the legal ability to make the standards mandatory. In the optional overlay scenario, the owner chooses to apply the overlay to his or her parcel as part of a project application. Typically, the optional overlay provides an incentive through additional density compared to the existing zoning. Any or all of the four approaches (ADU, small-lot, cottage court, or FBC) can be applied as an overlay.

### Benefits

- Avoids raising issues with the existing zoning.
- Provides for optional path to applying the standards.
- Minimizes integration work between existing zoning and overlay.

### Challenges

- Can raise confusion between existing zoning and the overlay and which standards apply in particular situations.
- Because of the relative ease of applying an overlay, can result in several overlays being applied to the same lots as new issues are raised.

## Replace the Existing Zoning

This is a good option if the base zoning is not generating the expected results, there are issues with other standards (e.g. onsite open space and required off-street parking), clarity is a top priority, and there is political support to rethink the existing zoning. In these cases, it is efficient to first evaluate your other zoning districts to see which one(s) may, with some adjustments, generate the expected types of housing. If none are good templates for modification, a new zone is recommended.

When replacing the zoning, all topics from lot coverage, setbacks, building size, and height to uses, parking, and landscaping are on the table. Of the four approaches (ADU, small-lot, cottage court, FBC), the cottage court ordinance and form-based code can be applied as new zoning districts. Alternatively, a zoning district can also be prepared using conventional zoning standards. Which to apply depends on the intended physical context (walkable or auto-dependent) and the degree to which physical character is a priority.

### Benefits

- Coordination of requirements with the types of expected housing.
- Addresses recurring issues and limitations on new housing.
- Can result in higher degree of clarity about what is required to get project approval.

### Challenges

- Addressing property owner concerns about rezoning vs. 'easier' options.
- Time and cost depending on the size of the area(s).

## HOW THE SELECTION WAS DETERMINED

Importance was placed on obtaining a national representation of communities of varying sizes. Additionally, priority was given to selecting regulations from a variety of authors as well as regulations with built examples. In addition, each regulation was evaluated for the following:

- **Extent**—Is the regulation specific to a site or is it larger covering one or more areas? Is it an optional regulation that is self-imposed? Does the regulation cover the entire city ('citywide')?
- **Status**—Is the regulation adopted? Is it in the drafting or approval process?
- **Context**—What is the prevalent context? Is it urban, medium-sized, small town, or rural?
- **Zoning**—What type of zoning does the regulation use? Conventional zones, form-based zones, or both?
- **Supplemental Standards**—Does the regulation use building types or other standards supplemental to the lot coverage standards, building setbacks, and height?
- **Housing Strategies**—What is the regulation's primary aim? Urban center regeneration? Missing Middle Housing? Small-lot development? Accessory dwelling units?
- **History**—What was the process like to develop and adopt the regulation? Simple and easy? Moderately challenging? Very difficult?



## SELECTED REGULATIONS

The following 18 regulations were selected for a more in-depth analysis in Chapter 2.

### Accessory Dwelling Unit (ADU) Ordinances

1. **Portland, Ore.:** A well-studied ADU ordinance that provides financial incentives for homeowners.
2. **New Hampshire:** Several states have instituted statewide ADU ordinances. New Hampshire's is one with an in-depth explanatory process of how it can be applied to its different municipalities.
3. **Austin, Texas:** A recent code amendment to the existing ADU codes which has resulted in a notable increase in ADU development.
4. **Los Angeles, Calif.:** An example of a large city that is defaulting to the statewide ordinance for regulating ADU development without any local amendments.

### Small Lot Ordinances and Density Adjustments

5. **Denver, Colo.:** An amendment to minimum lot size in single-family zones to allow small lot development.
6. **Los Angeles, Calif.:** A small lot ordinance that covers a wide variety of neighborhoods.
7. **Asheville, N.C.:** An ordinance that amended the minimum lot size in residential zones to allow small lot development.
8. **Kirkland, Wash.:** An ordinance that is aimed at addressing the changing composition of households and the need for smaller, more diverse, more affordable housing choices while ensuring compatibility with surrounding single-family residential development.

## Cottage Court Ordinances

9. **Ashland, Ore.:** A recently adopted cottage court ordinance that applies in single-family zones and increases the allowable density from 12 to 17 but also limits the size and number of units to be in scale with single-family neighborhoods.
10. **Raleigh, N.C.:** A Unified Development Ordinance which is written as a form-based code and includes cottage court building types.

## Form-Based Codes (FBCs)

11. **Novato, Calif.:** A neighborhood zone ready to be adopted in 2019 in a community where developing new housing has been very difficult. The community became more at ease about new housing and slight intensification because they saw how the code prevents physically incompatible buildings and can help maintain their small-town character. The new zoning standards replace multifamily zoning for a low to moderate intensity neighborhood. No built examples yet.
12. **Miami, Fla.:** A citywide zoning code was adopted in 2009 under strong leadership by the mayor. The code addresses the full range of building types appropriate for low-intensity, low-to-moderate-intensity, and high-intensity neighborhoods. This code featured a complete revision to the processing and approval procedures to help expedite new housing. Built examples are across the intensity spectrum.
13. **New Town St. Charles, Mo.:** A 726-acre agricultural site planned in 2002 as a new community for the purpose of offering a range of affordable housing choices in six walkable urban neighborhoods. The plan is about 30 percent built out with a variety of housing types that are serving as a positive example for house-scale multifamily building types. The development uses a code that simplifies implementation.
14. **Daybreak, Utah:** A 4,150-acre agricultural site planned for several villages, walkable neighborhoods, neighborhood and community-level main street environments, and employment areas. In 2002, a master plan was prepared for the entire site, along with a pattern book of detailed standards and guidelines. Implementation is clear and simple and the plan is about 20 percent built out with a variety of housing types.
15. **Kentlands, Md.:** A 350-acre site with a farm and a few historic buildings adjacent to a suburban shopping center. The site was planned, and a code was adopted in 1988 with an update in 1995. The plan is built out, with neighborhoods offering a variety of housing choices. The former shopping center was transformed into a main street environment that serves these and adjacent neighborhoods.
16. **Cincinnati, Ohio:** A citywide code was adopted in 2013 under strong leadership by the mayor. The code addresses the full range of housing types appropriate for low-to-moderate-intensity and moderate-intensity neighborhoods. The zoning standards apply to 42 neighborhoods that have chosen to self-impose the new zoning on their parcels. Built examples are on the upper end of this intensity spectrum.
17. **Mesa, Ariz.:** A citywide code was adopted in a state where it is very challenging to develop new, alternative regulations. The code addresses the full range of housing types appropriate for low- to moderate-intensity neighborhoods. The code has been in effect since 2008, and by law is not mandatory. Over time, property owners are choosing the new code over the existing zoning. Built examples are on the upper end of this intensity spectrum.
18. **Peninsula, Iowa:** A 70-acre infill site in Iowa City for a new neighborhood. The code identifies a range of ten building types appropriate for low- to moderate-intensity neighborhoods. The site was purchased by the City in 1995 who assembled a team to plan and build the development. The code was adopted in 2001 and updated in 2012. The plan is built out with a variety of housing types and neighborhood-serving retail and services.

City/State	Extent	Author	Status of Code	Ordinance Type	Context	Website/Metadata
Portland, Ore.	City-wide	City of Portland	Adopted	ADU ordinance	Urban	<a href="http://bit.ly/2LIB6ww">http://bit.ly/2LIB6ww</a>
New Hampshire	State-wide	State Legislature	Adopted	ADU ordinance	Medium/ Small Town	<a href="http://bit.ly/2IXVnW0">http://bit.ly/2IXVnW0</a>
Austin, Texas	Area-specific	City of Austin	Adopted	ADU ordinance	Urban	<a href="http://bit.ly/2VapP5Y">http://bit.ly/2VapP5Y</a>
Los Angeles, Calif.	State-wide	State Legislature	Adopted	ADU ordinance	Urban	<a href="http://bit.ly/2VCJllx">http://bit.ly/2VCJllx</a>
Denver, Colo.	City-wide	City of Denver, Code Studio, Ferrell Madden Associates	Adopted	New Multi Family Zone, Form-Based Code	Urban	<a href="http://bit.ly/2LqBpph">http://bit.ly/2LqBpph</a>
Los Angeles, Calif.	City-wide	City of Los Angeles	Adopted	Optional "Infill" Zone	Urban	<a href="http://bit.ly/2Vv1JmJ">http://bit.ly/2Vv1JmJ</a>
Asheville, N.C.	City-wide	City of Asheville	Adopted	ADU ordinance	Urban	<a href="http://bit.ly/2DA9wV1">http://bit.ly/2DA9wV1</a>
Kirkland, Wash.	City-wide	The Cottage Company	Adopted	Optional "Infill" Zone	Urban	<a href="http://bit.ly/2VBm5dc">http://bit.ly/2VBm5dc</a>
Ashland, Ore.	City-wide	City of Ashland	Adopted	Modification of Lot Size standard	Medium/ Small Town	<a href="http://bit.ly/2VdZQuu">http://bit.ly/2VdZQuu</a>
Raleigh, N.C.	City-wide	Code Studio	Adopted	Optional "Infill" Zone	Medium/ Small Town	<a href="http://bit.ly/2DPtLyv">http://bit.ly/2DPtLyv</a>
Novato, Calif.	Site-specific	Opticos Design	In Adoption Process	Form-Based Code	Medium/ Small Town	
Miami, Fla.	City-wide	Duany Plater-Zyberk & Company	Adopted	Form-Based Code	Urban	<a href="http://bit.ly/2DFkZ5N">http://bit.ly/2DFkZ5N</a>
St. Louis (New Town St. Charles), Mo.	Site-specific	Duany Plater-Zyberk & Company	Adopted	Form-Based Code	Medium/ Small Town	
South Jordan (Daybreak), Utah	Site-specific	Daybreak Communities	Adopted	PUD	Medium/ Small Town	<a href="http://bit.ly/2VcGxS5">http://bit.ly/2VcGxS5</a>
Gaithersburg (Kentlands), Md.	Site-specific	Duany Plater-Zyberk & Company	Adopted	Form-Based Code	Medium/ Small Town	<a href="http://bit.ly/2LbL036">http://bit.ly/2LbL036</a>
Cincinnati, Ohio	City-wide	Opticos Design	Adopted	Form-Based Code	Urban	<a href="http://bit.ly/2VCJN8P">http://bit.ly/2VCJN8P</a>
Mesa, Ariz.	City-wide	Opticos Design	Adopted	Form-Based Code	Urban	<a href="http://bit.ly/2LcGkKh">http://bit.ly/2LcGkKh</a>
Iowa City (Peninsula), Iowa	Site-specific	Ferrell Madden Associates	Adopted	Form-Based Code	Medium/ Small Town	<a href="http://bit.ly/2Vx4C5p">http://bit.ly/2Vx4C5p</a>

This document is a portion of NAHB's report  
*Diversifying Housing Options with Smaller Lots and Smaller Homes*  
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# Diversifying Housing Options with Smaller Lots and Smaller Homes



Photo Courtesy of Ross Schmitt

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