



## NOTICE OF PUBLIC MEETING

Monday, October 5, 2020

City Council Chambers

680 Park Avenue

Idaho Falls, ID 83402

3:00 p.m.

*The public is invited to observe City Council Work Sessions. However, to observe appropriate social distancing guidelines, as recommended by the Centers for Disease Control and Prevention (CDC), the public is encouraged to view this meeting via livestream on the City's website at <https://www.idahofallsidaho.gov/429/Live-Stream>. Citizens are required to wear face masks for the protection of others. The agenda does not include an opportunity for public interaction.*

*This meeting may be cancelled or recessed to a later time in accordance with law. If you need communication aids or services or other physical accommodations to participate or access this meeting or program of the City of Idaho Falls, you may contact City Clerk Kathy Hampton at 612-8414 or the ADA Coordinator Lisa Farris at 612-8323 as soon as possible and they will accommodate your needs.*

### CITY COUNCIL WORK SESSION

*Times listed in parentheses are only estimates.*

#### Call to Order and Roll Call

#### Mayor:

- Calendars, Announcements and Reports (10)
- Coronavirus (COVID-19) Update as Needed

#### Council:

- Liaison Reports and Council Concerns (10)

#### Community Development Services:

- Opticos Presentation--Design on Housing Options (60)

#### Parks and Recreation:

- Final Comments on Comprehensive and Strategic Master Plan (10)

#### Municipal Services:

- Discuss Underwriter and Trustee Recommendations (45)
- Overview: Finance Team--Coronavirus Aid, Relief, and Economic Security (CARES) Act Funding and Spending (20)

#### Fire Department:

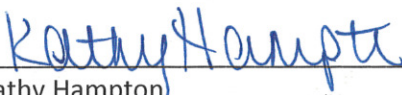
- Discuss purchase of additional mobile radios for Fire and Emergency Medical Services (EMS) personnel to aid response for COVID-19 and other medical emergencies (15)

#### Executive Session:

- The Executive Session is being called pursuant to the provisions of Idaho Code Section 74-206(1)(c) to acquire an interest in real property which is not owned by a public agency.

#### Announcements and Adjournment

DATED this 2<sup>nd</sup> day of October, 2020

  
Kathy Hampton  
City Clerk

# **CUSP Education Committee Meeting Minutes**

Wednesday, September 16, 2020  
Bateman-Hall Board Room  
1405 Foote Dr.

**Attendance:** Michaelena Hix, Catherine Black, Tomm Larson, Aaron Johnson, Marie Giraud, Pat Tucker and Margaret Wimborne

The Meeting was called to order at 6:45

**Update on other CUSP committees:** The Art committee is no longer together as they could not find a chair. The Transportation committee has not submitted anything yet about their recommendations, but hopefully they will soon.

**Overview of Format for the Final Deliverable Written Report:** See attached Format

**Discussion/Amendments of the Final Interim Recommendations:** There was a unanimous vote to combine some of our preliminary recommendations with a result of three recommendations. The bullets under each recommendation will be researched, revised, and adjusted by each sub committee. The overarching goal of these recommendations is to create a well educated and inclusive workforce for Idaho Falls' future.

## **1) Increase accessibility to, and develop resources for, lifelong learning**

\*Update and expand the City of Idaho Falls Education Web page

- Promote Idaho Falls as a community that champions and values life-long education
- Advertise higher educational opportunities and link access to those programs and courses
- Advertise K-12 Advanced Opportunities Program through local high schools
- Develop a list of existing educational programs and arts that have current and active links to those programs, such as the Zoo, The Art Museum, ARTitorium, Museum of Idaho, STEAM classes, etc...

\*Restore funding to the library to support city educational opportunities through library expansion.

- Explore options that allow students and teachers to access library resources from school or anywhere.

\*Establish a standing education committee to foster a relationship and partnership with local educational leadership that will address educational needs of the community.

## **2) Increase access to high quality early childcare and preschool opportunities that foster literacy and are limited for low and middle-income families.**



\*Support and Invest in high-quality early childhood education for low and middle-income families.

\*Draft and Send a letter of support for legislation to support full day Kindergarten.

\*Advocate and work with state policy leaders to support state-funded preschools.

\*Establish an exploratory committee to develop and find funding for a high-quality pilot preschool.

\*Literacy (this section of the recommendation still needs to be developed)

### **3) Improving Accessibility and support for higher education**

\*Expand the Mayor's Scholarship Program

-Identify and expand funding to support more post-secondary educational opportunities for students.

-Allocate a portion of scholarship funding for first generation students from a family's household to attend a technical or traditional college

\*Procure a transportation system within the city to University Place and College of Eastern Idaho for all residents.

\*Create more internships with the City of Idaho Falls

#### **Discussion/Division of Written Report Work:**

Recommendation #1- Margaret Wimborne and Tom Larson

Recommendation #2- Pat Tucker and Marie Giraud

Recommendation #3- Catherine Black and Aaron Johnson

\*Michaelena Hix will be assisting each sub committee as needed and will develop a general statement for the overall goal of creating a well educated and inclusive workforce.

**Our next meeting will be Saturday November 14<sup>th</sup> at 10am at the Bateman-Hall Board Room**

**Meeting adjourned at 8:03pm**

## **CUSP Report Format**

Section 1 : Title Page - Committee Title and Membership

Section 2: General Findings and Observations - positive and negative

- Administration/Budget
- Management
- Policy
- Political

Section 3: Recommendations - Listed in a Spreadsheet Format

Section 4: Signature Page

The written reports are the key by-product of this process. Consensus is encouraged, but not mandated. However, if there are divergent views that cannot be reconciled in the committee report, a minority report may be submitted.

Committees may divide workload into subcommittees. Committees will break out and meet to facilitate data gathering and collection stories, and examples of how the subject matter operates in our community.

Below is a list of programs the Library is providing the community.

More information on these programs can be found on the Library website [www.ifpl.org](http://www.ifpl.org) or by calling the library at 208.612.8155 and asking for Robert.

This list does not include specifics about our workforce training program due to the short time frame to put this together. (The staff member most familiar with our workforce training was out ill.)

We offer certification and provide classes in Microsoft Office and other software programs.

The Library, pre-Covid, was in the process of creating a makerspace called Stream.

IT would offer 3-D printing, as well as coding classes for children and others, sewing machines for community use, a sound booth, a state of the art video editing station, a green screen, two cricut machines available for public use. As we discussed all of these services have been suspended due to Covid.

The most important thing that could be accomplished for the Library would be to stabilize ongoing funding.

The Library has enjoyed stable and increased funding for forty years, but that was changed in the recent past, and the Library is no longer regularly receiving additional funding. When the Library has to pay for salary increases and inflationary increases with flat funding, it will not take long for us to fall behind.

As you are aware, the Library was to complete a two-story addition this next year. Due to uncertain future funding, the structure has been revised to one story with the second story Teen/Stream (makerspace) area being put on hold due uncertain future funding.

I would be happy to discuss the future of the Library and the things we envision with any of the committee members.

Here is the list of programs that were offered as of March 1, 2020. If any of the committee would like a further explanation of any of the programs, please have them give me a call at 208.612.8155.

### **Programs and services in the Children's Department: 9/03/20**

#### **Current Programs:**

- **End of Summer STEM Challenge** (Sept. 5-Sept. 30)
  - Download from website, use Beanstack app., or pick up at the library
- **My First Books** (Oct. 2020-May 2021)
  - Monthly visits to 5 Head Starts to deliver free books to underserved families
- **1000 Books Before Kindergarten**

- Track books through Beanstack app or online
- **Early Literacy Challenge** (monthly)
  - Download from website or pick up at the library
- **Kinderprep**
  - Support families in preparing children for kindergarten
  - 9 workshops (online videos)
  - Activity packets
    - Download from website or pick up in the library
- **Grow Your Literacy Skills**
  - Download from website or pick up at the library
- **Extreme Book Nerd for Kids** (Jan. 2 – Dec. 19)
  - Download from website, use Beanstack app., or pick up at the library
- **Kids DIY** (do it yourself) Videos
  - Online videos
  - Projects are made from simple household materials
- **Grab-and-Take-Home Craft Kits** (monthly)
  - 60-70 simple crafts in a paper bag

**During COVID** (finished now)

- **Virtual Escape Room** (online)
- **Story Walk/Obstacle Course** (outside activity)

**Pre-COVID Programs:**

- **Weekly programs** - (Every 3<sup>rd</sup> week of Story Time includes a fun craft)
  - Monday
    - Coding for Kids – 4pm
    - Block Party – 4pm
    - Kinderprep – 10:30am and 6pm
    - Family Game Night – 7pm
  - Tuesday
    - Story Time – 9:30am and 10:30am
    - Book Babies – 10:05am and 10:35am

- Tween Tuesday – 4pm
- Coding for kids – 4pm

○ Wednesday

- Story Time – 9:30am and 10:30am, 1pm
- Book Babies – 10:05am and 10:35am
- Exploration Station – 4pm
- Coding for kids – 4pm
- Chess Club – 7pm

○ Thursday

- Story Time – 9:30am and 10:30am
- Book Babies – 10:05am and 10:35am
- STEAM Club – 4pm
- Coding for kids – 4pm
- Family Story Time - 6pm

○ Friday

- Little Makers – 10:30am
- Coding for kids – 4pm
- Sensory Story Time- 4pm

○ Saturday

- Coding for Kids – 4pm
- Spanish Story Time (monthly)
- Family Movie (monthly)
- Family Activity (monthly)

● **Seasonal:**

- Summer Reading (June – August)
- Winter Reading (Dec. - Mar.)
- Extreme Book Nerd for Kids (yearly)
- Dr. Seuss Day (March 2)
- Block Fest (partnership)
- Spring Break @the Library
- National Library Week
- Money Smart Week
- Dia de los Ninos/Dia de los Libros
- Children's Book Week
- May the 4<sup>th</sup> (Star Wars)
- End of Summer Reading Celebration



- Banned Book Week
- Library Card Sign-Up Month
- Halloween Parade
- Family Read Week
- Thanksgiving Week activities
- Santa Story Time
- Noon Year's Eve
- Family Fun Day events

## **Services:**

### ● **Curbside pickup**

- If patrons call and ask for a number of random picture books, we will pull the books when we have time and contact them when they are ready for pickup

### ● **Early Learning Kits** (coming this fall)

- 28 bags containing 2 books and a manipulative activity to support early childhood learning
- Support parents and children for early learning skills

### ● **Play Station** (available in children's area for free play)

- Puzzles
- Blocks
- Connects
- Coloring sheets

### ● **Book Bundles**

- 3-5 picture books bundled together
  - Facilitates easy choice of books for busy moms

### ● **Annotated book lists**

### ● **Creative book displays**

### ● **Reference assistance**

- Help to locate needed/requested physical materials
- Assist in digital resources and databases

### ● **Patron assistance**

- Update accounts
- Issue library cards to children and reissue lost adult cards
- Request library items for patrons

- **Preschool, Daycare and Elementary School Tours**

- Book care talk
- Explain how to get a library card
- Tour library
- Explain to older children how to use online catalog and databases

- **Periodic visits to schools**

- STEM activities
- Literacy nights
- Health fairs

## Adult Programs

Curbside Delivery

Library Card Signup Month drawing

Great Book Giveaway

Extreme Book Nerd year-long reading challenge

Book Club in a Bag sets

Chess Club

Crazy Craft Chicks

Knit Together

Dungeons & Dragons

Go! Club

Trick or Treat-will your wrapped book be a trick or a treat?

Blind Date with a Book

March Madness

Scanning, faxing, and copying

Microfilm

Computer lab

Holds

Lynda.com

Consumer Reports

Learning Express

Heritage Quest

Rosetta Stone

Ebsco

Overdrive/Libby

Coming this fall

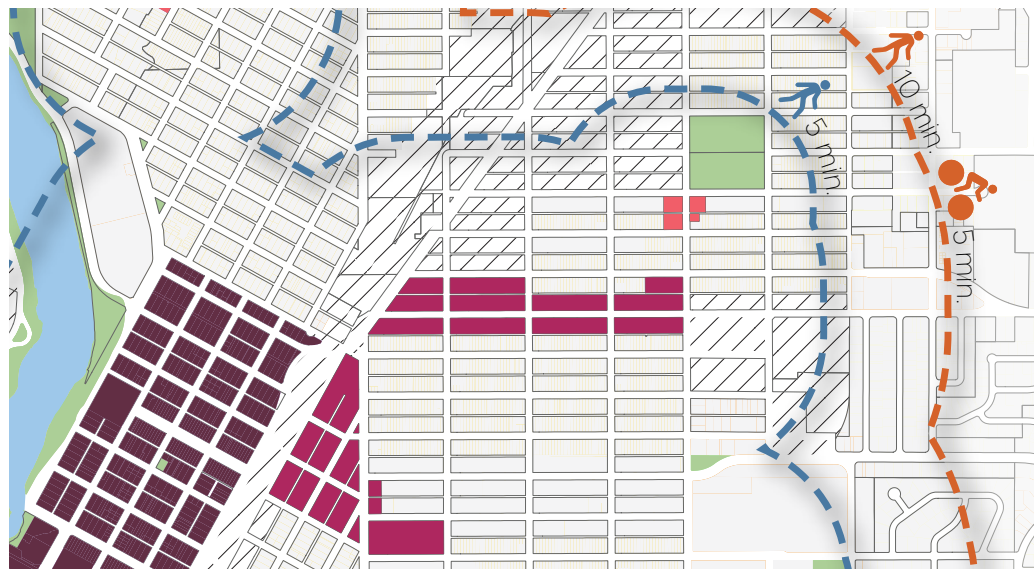
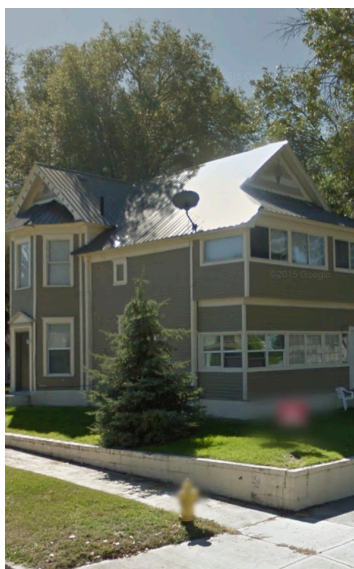
Binge Bags-check out an entire series

# MMH Scan™

## Analysis + Definition of Barriers to Missing Middle Housing

Prepared for:  
City of Idaho Falls

**September, 2020**



Prepared For:

**City of Idaho Falls**  
**Planning Department**  
680 Park Ave  
Idaho Falls, ID 83402

Prepared By:

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Berkeley, California 94704  
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# What's Inside?

## MMH Scan™ Analysis + Definition of Barriers to Missing Middle Housing

**Purpose + Objectives**

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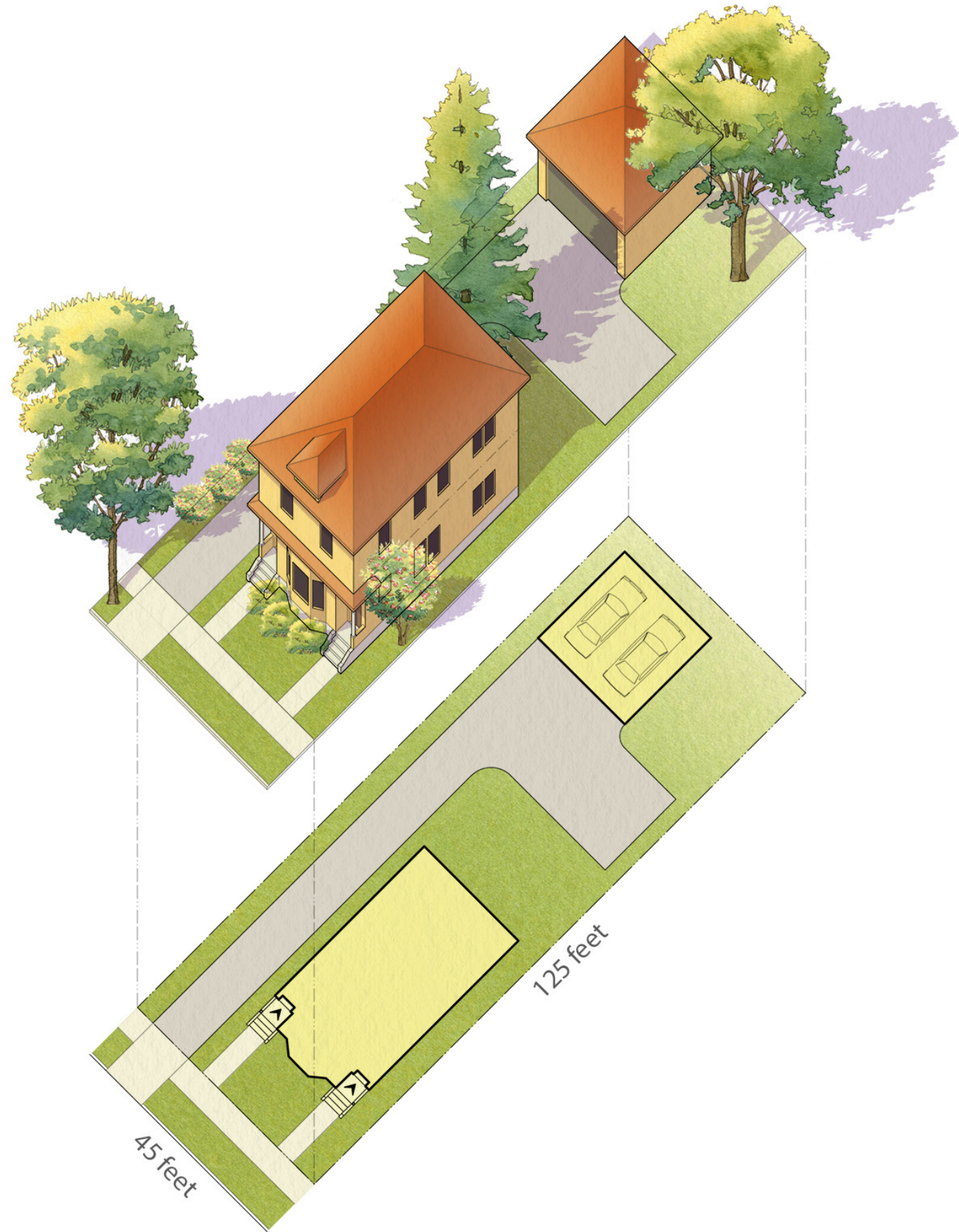
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# Purpose + Objectives

CHAPTER  
**1**

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# What This Study Is About

**Idaho Falls is poised for strong growth but it is not realizing the variety of housing choice and affordability that are key for the future.**

## The Need for More Housing Choices

Increasingly, millennials and baby boomers are looking for more housing choices, including smaller places to live that are within walking distance to everyday destinations. They are looking for shorter commutes, mixed-use neighborhoods, and shared open spaces that foster community interaction. At the same time, baby boomers are working and living longer. Many are looking to downsize while staying in their same neighborhood. They want to stay mobile and active in their later years, and don't want to be dependent on their family members to get around. But the choices primarily continue to be single-unit houses and garden-style

apartment complexes. Developers in Idaho Falls have tried to deliver other housing styles, however some of these projects have faced community opposition or have not been perceived as a positive contribution to the public realm or the community at large. In the City of Idaho Falls out of the 23,906 housing units<sup>1</sup>, single-unit homes, townhouses and large apartments (over 24 units) have been 93% of the total units built, approved, or planned. Smaller apartment projects (less than 24 units) have been 7% of the total.

**Figure 1.1** An example of a Courtyard Building MMH type in Idaho Falls.



## The Need for Regulatory Change

Missing Middle Housing (MMH) is intended to be part of low-rise residential neighborhoods, which are typically zoned as "single-unit residential" in conventional zoning. However, because MMH contains multiple units, it is, by definition, not allowed in single-unit zones. Most multifamily zones in conventional codes allow much bigger buildings (taller and wider) and also typically encourage lot aggregation and large suburban garden apartment buildings. The environments created by these zones are not what Missing Middle Housing is intended for.

Too often, the types and size of new dwellings that the market wants are not allowed by local policy or zoning regulations. This leaves innovative developments needing to go through complex and uncertain review processes when they are trying to respond to the shifting market. Regulatory change is needed to make new investment predictable and simple.

## Location of Available U.S. Housing Stock

For much of the 20th century growing a city's population meant growing a city's footprint by pushing development into surrounding agricultural land and natural areas. As economies and consumer preference change in the 21st century, and as planners and residents better understand the consequences of sprawling growth there is an opportunity to support other growth models. Missing Middle Housing can work in new 'greenfield' development at the edge of town, especially when they are anchored around new or planned walkable, mixed-use centers. Some MMH types are also an appropriate and important tool in diversifying overall housing stock. Growth through infill helps to preserve the rural and natural areas at the edge of town, and makes better use of existing infrastructure and amenities. The mechanics of infill growth are fundamentally different than greenfield growth, so regulations, financing, building types, and development models may need to adjust to support this new growth model.

## Sources

<sup>1</sup>Social and Economic Profile, City of Idaho Falls, [www.mysidewalk.com](http://www.mysidewalk.com)

**Figure 1.2** An example of a Multiplex Small MMH type. While the building's scale makes it look like a single unit house, it contains multiple units.



# Overview of Population + Housing

## Population Projections Through 2035

By 2035, Idaho Falls is projected to become home to an additional 31,439 residents. Using the average household size for Idaho Falls (2.65), that means an additional 11,863 units over the next 15 years, or an annual average of 790 units per year will need to be produced to satisfy this demand.

City of Idaho Falls	
Population Characteristics	
Total Population <sup>2</sup>	60,147
Average Household Size <sup>1</sup>	2.65
Homeowners <sup>1</sup>	63,7%
Renters <sup>1</sup>	22,3%
Renter Vacancy Rate <sup>2</sup>	7%
Median Household Income <sup>1</sup>	\$50,482
Median Home Value <sup>2</sup>	\$153,600
Median Monthly Rent <sup>1</sup>	\$748
Total Amount of Land	14,600 acres
Amount of Land Zoned for Multifamily Housing	12% (1,752 acres)

<sup>1</sup> U.S. Census Bureau

<sup>2</sup> Social and Economic Profile, City of Idaho Falls, [www.mysidewalk.com](http://www.mysidewalk.com)

In Idaho Falls duplexes and buildings with 5-9 units — the two categories in the table below that capture most Missing Middle types — make up only 3.3 percent of the city's overall stock of housing. While excellent examples of Missing Middle types exist in Idaho Falls, overall it can still be considered "missing."

City of Idaho Falls	
Housing Types (Existing)	
Single-unit Homes	18,417
Duplexes*	402
Mobile Homes	1,073
Buildings with 5-9 Units*	208
Buildings >10 Units	114
<b>Total:</b>	<b>20,214</b>

\* These types might include some MMH types.

# Why Missing Middle Housing (MMH) Is Important in The Future of Communities

**Eight key national trends point to MMH as an essential part of communities' strategy for reinvestment and housing production.**

## Cities Are Prioritizing Walkability for Their Triple-bottom-line Benefits

- The improved physical and mental health of residents;
- Environmental stewardship, and
- Economic benefits.

## Walkable Living in Demand

- There is a 20 to 35 % gap between the demand and supply of walkable urban living choices. Essentially two housing products, single-unit houses, and mid/high-rise apartments are creating the gap, and
- 60% favor neighborhoods with a walkable mix of houses and stores rather than neighborhoods that require more driving between home, work, and play.<sup>1</sup>

## Housing Choices Have Been at Extreme Ends of The Spectrum

For the past 75 years, we have primarily been building detached single-unit houses and mid-rise/high-rise apartments, without addressing the market needs between these two ends.

## Millennials and Baby Boomers<sup>2</sup>

- 56% of millennials and 46% of baby boomers want to live in more Walkable Neighborhoods, and
- 59% of millennials and 27% of baby boomers are looking for MMH.

## Office Tenants<sup>3</sup>

Office tenants prefer locations in walkable environments over typical suburban office parks by a ratio of 4 to 1.

## Changing Demographics<sup>4</sup>

By 2025, 85% of households will not have children, but we are building as if they will. Millennials, baby boomers, single woman households, do not need or want a large yard or house to maintain. Further, nearly 30% of them are single-person.

## 10,000 Baby Boomers Retire Every Day<sup>5</sup>

Half of them have no retirement savings and depend on their social security payment (avg \$1,341 per month), requiring smaller and more affordable housing choices.

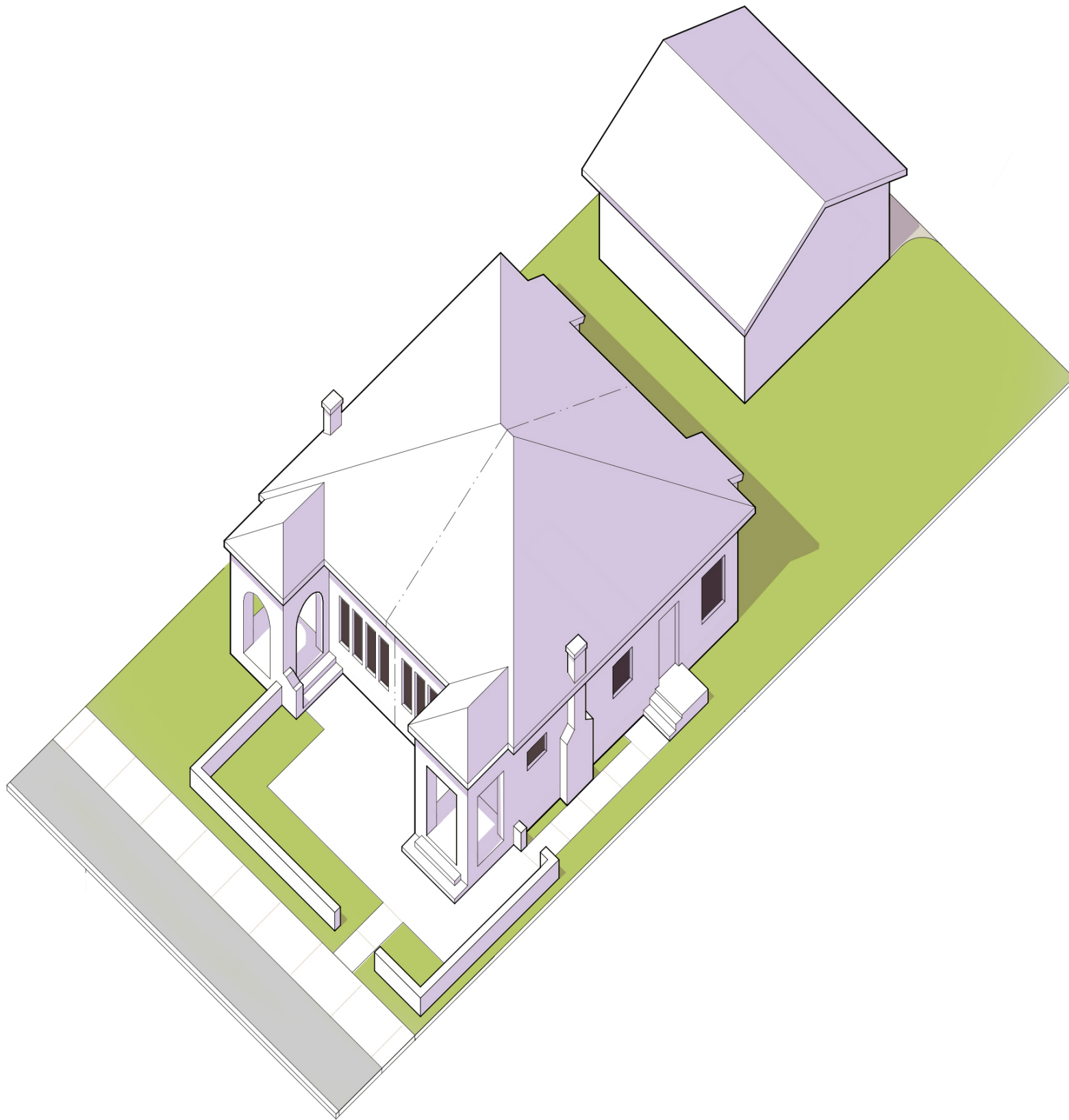
## Shortage of 3 Million Units

Across the U.S., we are short of the demand for small lot and attached housing units.

## Sources

<sup>1</sup>National Association of Realtors  
<sup>2</sup>American Planning Association  
<sup>3</sup>NAIOP Commercial Real Estate Development Association  
<sup>4</sup>U.S. Census Bureau  
<sup>5</sup>Home.one





# About Missing Middle Housing

CHAPTER

2

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# What Is Missing Middle Housing?

## House-scale buildings with multiple units in Walkable Neighborhoods

### Responding to The Demand for Walkable Urban Living

The mismatch between current US housing stock and shifting demographics, combined with the growing demand for walkable urban living, has been poignantly defined by recent research and publications by Christopher Nelson and Chris Leinberger, and most recently by the Urban Land Institute’s publication “What’s Next: Real Estate in the New Economy.”

The solution is not as simple as adding more multifamily housing stock using the same housing typologies that have been built over the past couple of decades. Instead, it will be necessary to shift the way that we design, locate, regulate, and develop homes. As “What’s Next” states, “It’s a time to rethink and evolve,

reinvent and renew.” To that end, Missing Middle Housing types such as duplexes, fourplexes, bungalow courts, multiplexes, townhouses, and live-work units, are a critical part of the solution and should be in the toolbox of every architect, planner, real estate agent, and developer.

Well-designed, simple, Missing Middle types achieve medium-density yields and provide high-quality, marketable options between the scales of single-unit homes and mid-rise apartments. They are designed to meet the specific needs of shifting demographics and new market demands and are a key component in neighborhoods offering diverse housing choices. They are called



“missing” because very few of these housing types have been built since the early 1940s due to regulatory constraints, the shift to auto-dependent patterns of development, and the incentivization of single-unit homeownership by the federal government. Before the 1940s, they were a natural part of the housing mix, helping to provide housing choices to people at a variety of stages in their life and income levels. Communities and organizations, including AARP, are realizing that Missing Middle Housing is important in helping neighborhoods thrive while providing housing choices as people age and can stay in their neighborhood.

### A Walkable Context

A critical characteristic of the MMH types is that they are most effective when located within an existing or newly created walkable context. Buyers or renters of these housing types are choosing to trade larger suburban housing for less space, less yard to maintain, and proximity to services and amenities such as restaurants, bars, markets, services, and employment. Figure 2.1 shows a “walkable” area in Idaho Falls surrounding mixed-use “centers” that are not car-dependent.

### Medium-density but Lower Perceived Densities

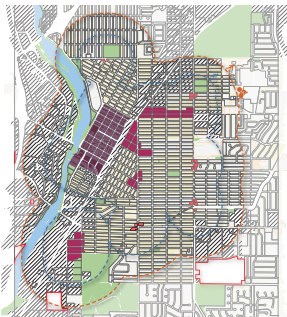
Missing Middle building types typically range in density from 8 du/acre to up to 70 du/acre, depending on the building

type and lot size. It is important not to get distracted with the density numbers when thinking about these types. Density is an unpredictable factor that depends on many variables; see Figures 2.2 and 2.3 as an example. Due to the small footprint of MMH types, and the fact that they are usually mixed with a variety of building types, even on an individual block, their perceived density is usually quite low—they do not look like dense buildings.

A combination of these types provides a neighborhood with a minimum average of 16 du/acre. This is generally the threshold at which an environment has enough people to be transit-supportive and when neighborhood-serving, walkable retail, and services become viable.

### Small Footprint and Blended Densities

A common characteristic of these housing types is their small-to-medium-sized building footprints. The largest of the Missing Middle types could have a typical main body width of about 50 to 60 ft., which is very comparable to a large estate home. This makes these types ideal for urban infill and complete neighborhoods, even in older neighborhoods that were originally developed as single-unit but could be designated to allow slightly higher intensities.



**Figure 2.1** Walkable Neighborhoods (within orange dashed areas) surrounding a variety of centers.

### CLOSER LOOK

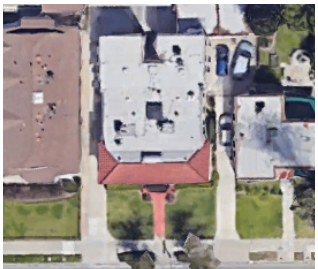
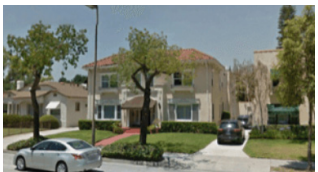
#### Walkable Neighborhood

These are places where a person can easily walk or bike to home, work, or to fulfill most daily needs, including shopping and recreation. The compact form and mix of uses found in a Walkable Neighborhood are anchored by “Walkable Centers”: where neighborhood-serving retail, food, services, and employment are located in a pedestrian-oriented

environment, affording multi-modal access throughout the area. These environments accommodate but do not depend on the use of automobiles for most daily needs. This was the standard model developed prior to the 1940s. See Section 2.3 for more information on “Established Walkable Centers”.



**Figure 2.2** 60 units, 30 du/ acre  
Building 175' x 165', 3 Stories



**Figure 2.3** 5 units, 29 du/ acre  
Building 40' x 65', 2 Stories



**Smaller, Well-designed Units**

A common mistake by architects or builders new to the urban housing market is trying to force suburban unit types and sizes into urban contexts and housing types. The starting point for MMH is smaller-unit sizes (500 to 1,000 sq. ft.). The challenge is to create small spaces that are well designed, comfortable, and usable. As an added benefit, smaller-unit sizes can help developers keep their costs down, improving the proforma performance of a project, while keeping the housing available to a larger group of buyers or renters at a lower price point.

**Off-street Parking Does Not Drive The Site Plan**

Trying to provide too much on-site parking can make a MMH develop project not viable. If large parking areas are provided or required, these buildings become very inefficient from a development potential or yield standpoint, reducing the 16 du/acre density threshold. As a starting point, these units should provide no more than one off-street parking space per unit. A good example of this is newly constructed mansion apartments in the new East Beach neighborhood in Norfolk, VA. To enable these lower off-street parking requirements, on-street parking is required to be available adjacent to the units. Housing design that forces too much on-site parking also compromises the occupant’s experience of entering the building or “coming home” and the relationship with its context, especially in an infill condition, which can greatly impact marketability.

**Simple Construction**

“What’s Next” states, “Affordability—always a key element in housing markets—is taking on a whole new meaning as developers reach for ways to make attractive homes within the means of financially constrained buyers.” Because of their simple forms, smaller size, and Type V construction, Missing Middle building types can help developers maximize affordability and returns without compromising quality by providing housing types that are simple and affordable to build.

**Marketability**

A final critical characteristic is that these housing types are very close in scale to single-unit homes and provide a similar user experience. For example, in these types, you enter through a front porch facing the street instead of walking down a long corridor or anonymous stairway to get to your unit. This makes the mental shift for potential buyers and renters much less drastic than making a shift to live in a large apartment building. This, combined with the fact that many baby boomers likely grew up in or near to similar housing types in urban areas or had relatives that did, enables them to easily relate to these

**Creating Community**

MMH creates community through the integration of shared community spaces within the types, as is the case for Courtyard Buildings or Cottage Courts, or simply from the proximity they provide to the community within a building and/or the neighborhood. This is an important aspect, in particular within the growing market of single-person households (which is at nearly 30% of all households, nationally) that want to be part of a community. This has been especially true for single women who have proven to be a strong market for these MMH types, in particular Cottage Courts.

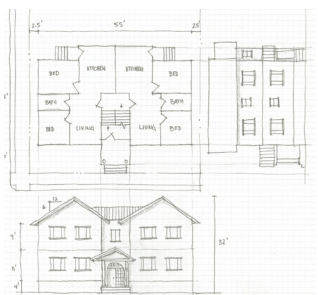
**Figure 2.4** The simple forms, smaller size, and compatibility with Type V construction help maximize affordability and investment returns, and are consistent with the construction strategies that are familiar to most residential homebuilders, as shown in this under-construction MMH project in South Jordan, Utah.

Image Source: Holmes Homes





# What Is A Missing Middle Building Type?



**Figure 2.5** MMH walking tour (top) and example documentation of a MMH type observed during the tour (bottom).

## Why Building Types Are Important for MMH

In order for Missing Middle Housing types to fit the physical form of residential neighborhoods, it is important to understand the elements of building form and design that promote a house-scale look and feel. Building types provide a way to establish a common vocabulary that promotes house-scale building design. By providing this high degree of specificity, it is possible to promote more predictable outcomes in terms of what gets built. Higher degrees of predictability make it easier for the community to support new development projects since clear expectations in terms of building form can be set at the beginning of the development project.

### CLOSER LOOK

#### How to Identify Building Types in Idaho Falls

Taking an inventory of existing MMH types is the first step in creating building type standards. Many Missing Middle types may be non-conforming with existing zoning, or may have been converted into other uses, such as a single-unit home or offices, so it's important to do on-the-ground research to avoid overlooking existing examples. Mailboxes, electrical and gas meters, and window type/composition on the facade can indicate a Missing Middle type.

Existing Missing Middle types can provide guidance for calibrating zoning standards. Measuring lot dimensions, building footprints, frontage details, parking configurations, building height, location of units within the buildings, and location of building and/or unit entrances can help to define the unique characteristics of MMH types in Idaho Falls. Photo documentation can also help to inform standards, as well as providing examples of intended building form and character that can inform new development and infill development.

## Missing Middle Building Types<sup>1</sup>

Missing Middle Housing is not a new type of building. It is a range of house-scale building types that exist in cities and towns across the country. These types were a fundamental part of pre-1940s neighborhoods, and many examples exist in Idaho Falls' more historic neighborhoods.

All Missing Middle Housing types share the following characteristics:

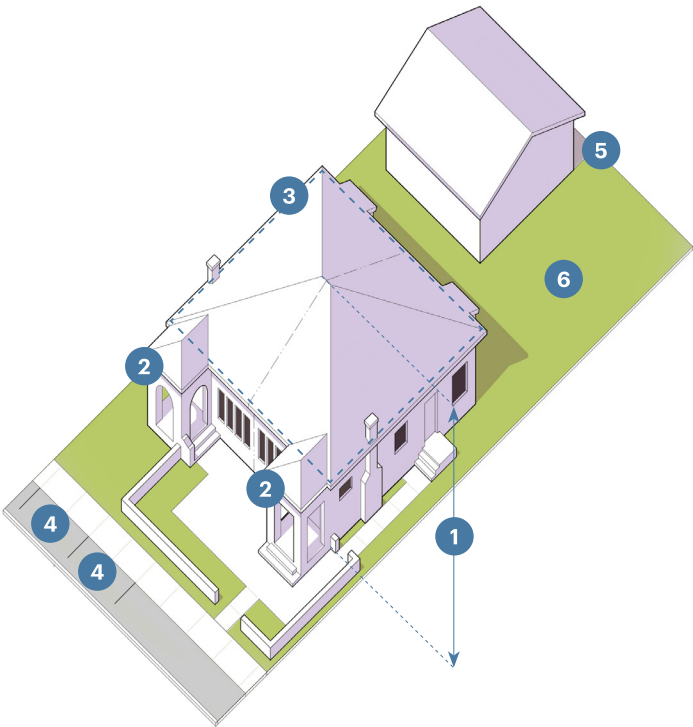
- **Height.** Two to two and a half stories maximum (3rd story as an exception; only allow with careful consideration of form and scale impact.)
- **Multiple units per building.** Maximum of nineteen units per building, typically twelve units or less per building
- **Footprint.** 55'–75' maximum width along the street. Sometimes with wings that takes the total width up to 85' along the street; 55'–65' maximum depth.
- **Off-street parking.** Recommend requiring no more than one off-street

parking space per unit. This is viable when near to services, retail, and the availability of on-street parking. Detached parking structures can help to maintain house-scale for the primary building in neighborhoods with narrower houses.

- **On-site open space.** Private open space is not needed and should not be required. Shared open space exists in the form of a rear yard most often, sometimes as a side yard, or a courtyard.
- **Driveways.** Generally, driveway design for MMH types should match the neighborhood context on a per-lot basis. If no alley is present, single-wide driveways are recommended when possible to avoid building frontages dominated by parking.

### Sources

<sup>1</sup>Missing Middle Housing, Thinking Big and Building Small to Respond to Today's Housing Crisis, Dan Parolek, Island Press



**Figure 2.6** Important features to regulate

### Key

- 1 Max. Height
- 2 Number of Units
- 3 Footprint/ Main Body Dimensions
- 4 On-street Parking
- 5 Driveways (if any)
- 6 On-site Open Space

# What Is A Frontage Type?

## Definition

Frontage Type is *the component of a building that provides an important transition and interface between the public realm (street and sidewalk) and the private realm (building facade).*

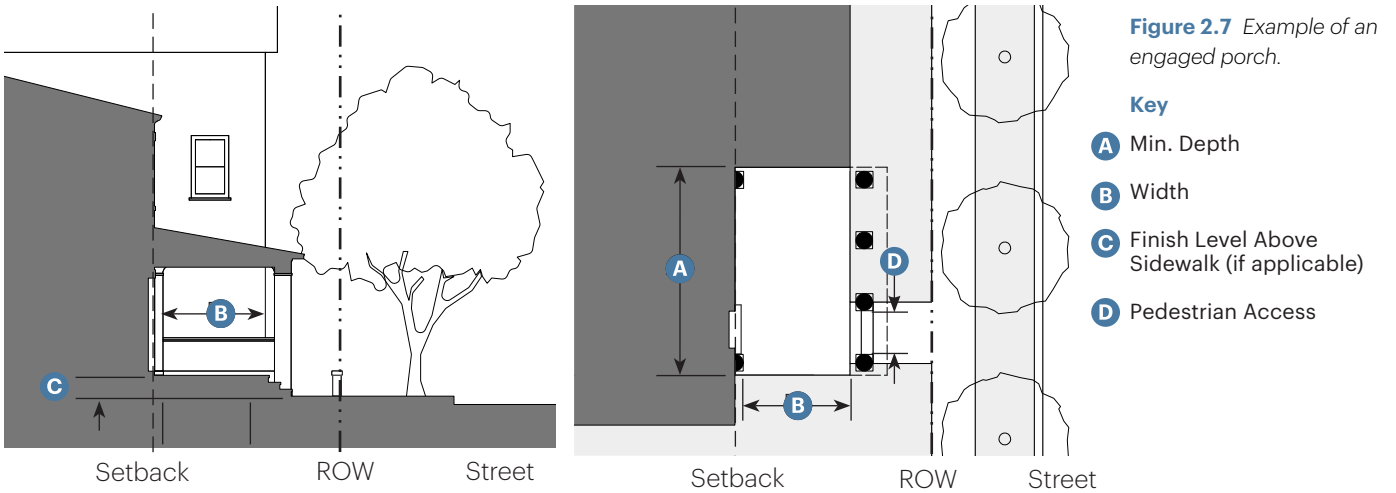
The ultimate intent of regulating frontages is to ensure, after a building is located appropriately, that its interface with the public realm and the transition between the two are detailed appropriately.

The names of the frontage types depicted below indicate their particular configuration or function and are based on examples found in cities across the country. Some types may be more or less common in Idaho Falls. An on-the-ground

survey can establish which types are most representative of the character of buildings in Idaho Falls

## Why Frontages Are Important for MMH

Missing Middle Housing types are house-scale and generally look like they could be a large single-unit home. Frontage types that are consistent with those used on single-unit homes, such as porches and stoops, help Missing Middle types contribute to the residential look and feel of neighborhoods where they are located. A strong sense of community is an important benefit that Missing Middle Housing types provide to residents and neighbors, and frontage types play a



role in supporting this. Buildings with entries that are not visible from the street can appear anonymous, so creating clear, distinct entryways with room for socializing reinforces the residential character of Missing Middle types and provides for a more convivial and welcoming streetscape.

## Important Features to Regulate<sup>1</sup>

The detailed regulations for frontage types should be based on measurements from good local precedents to ensure they

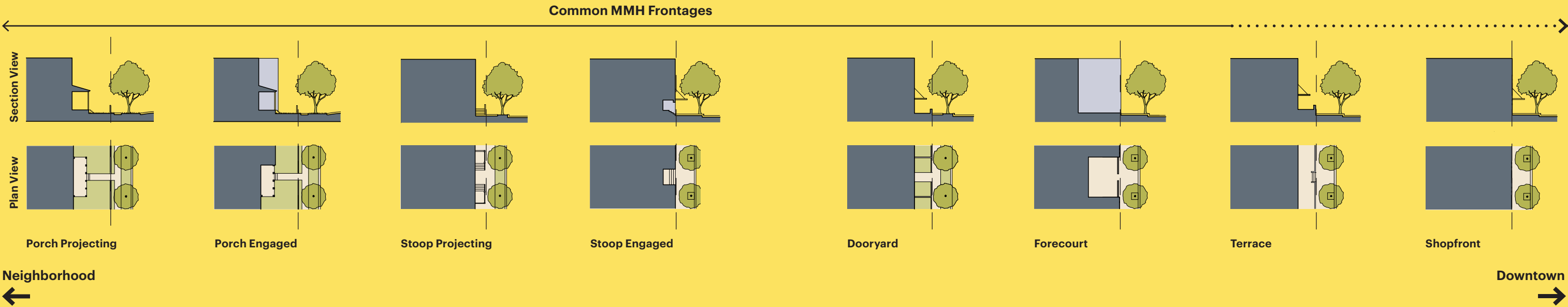
are appropriate. For instance, setting the correct minimum depth for stoops and porches is extremely important in order to ensure that they are actually usable and that they improve the public/private interface by providing residents with a place to sit outside where they can also greet their neighbors.



**Figure 2.8** Example of MMH frontage in Idaho Falls. Multiple units in the building are accessed by a single, shared entry that leads to a hall or small lobby area.

## CLOSER LOOK

## Spectrum of Frontage Types





Ideal Characteristics of Missing Middle Housing Types								
Vehicular Access	Front	Rear	Front	Rear	Front	Rear	Front	Rear
Max. Height (Stories)	2.5		2.5		1.5		2.5	
Lot Width (ft.)	55' - 75'	40' - 70'	45' - 75'	35' - 70'	115' - 160'	100' - 150'	60' - 75'	50' - 65'
Lot Depth (ft.)	100' - 150'	100' - 150'	100' - 150'	100' - 150'	100' - 150'	100' - 150'	100' - 150'	100' - 150'
Area of Lot (sq.ft.)	5,500 - 11,300	4,400 - 10,500	4,500 - 11,300	3,500 - 10,500	11,500 - 24,000	10,000 - 22,500	6,100 - 11,250	5,000 - 9,750
Resultant Density								
Without ADU	8 - 16	8 - 20	8 - 19	8 - 25	18 - 38	19 - 44	15 - 29	18 - 35
With ADU	11 - 24	12 - 30	11 - 29	12 - 37	n/a	n/a	19 - 36	22 - 43

<sup>1</sup>Variation: Pocket Neighborhood. The lot is the size of most of a block or up to an entire block, and the shared court is much larger, or there are several shared courts. The individual cottages are expanded to include a mix of duplex, fourplex, multiplex small, and courtyard buildings.



**Figure 2.9** Example of current development in Idaho Falls.

Missing Middle Housing Palette

The palette of MMH types above identifies the ideal lot dimensions for each type. The minimum is what each type needs to provide a high quality living environment for residents, and the maximum is the size beyond which lots become too large to deliver the type of compact development that supports walkable environments. These dimensions need to be adjusted to each community and its particular lot patterns.

The resultant density is the number that results from designing units that reasonably fit in each MMH building type. This is different from density regulations that predetermine how many units are

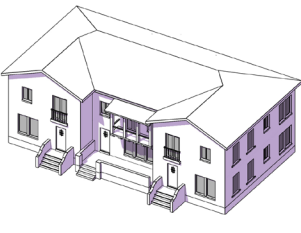
allowed without regard for what can actually fit well.

In addition, the results vary depending on front or rear vehicular access to parking.

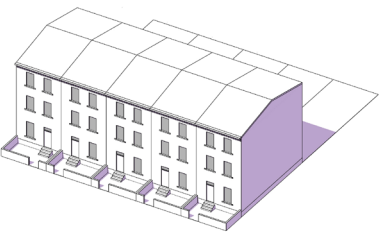
Although lot area can be used as a regulating factor, it should not be the primary factor. Instead, lot width and the resulting building width should be the primary regulating factors, as these provide for more targeted regulations that have a greater impact on the quality of the public realm and help to deliver more predictable built results in terms of building form..

Front	Rear	Front	Rear	Front	Rear	Front	Rear	Front	Rear
2.5		3.5		3.5		2.5		3.5	
60' - 75'	50' - 65'	96' - 120'	75' - 100'	100' - 135'	85' - 125'	n/a	18' - 25'	n/a	18' - 25'
100' - 150'	100' - 150'	100' - 150'	100' - 150'	110' - 150'	110' - 150'	n/a	85' - 120'	n/a	85' - 120'
6,000 - 11,250	5,000 - 9,750	9,600 - 18,000	7,500 - 15,000	11,000 - 20,250	9,350 - 18,750	n/a	1,530 - 3,000	n/a	1,530 - 3,000
8 - 16	8 - 20	8 - 19	8 - 25	18 - 38	19 - 44	15 - 29	18 - 35		
11 - 24	12 - 30	11 - 29	12 - 37	n/a	n/a	19 - 36	22 - 43		

These dimensions are the results of years of on-the-ground research and design work for private and public sector clients by Opticos. These are meant as a starting point, and should be calibrated for the specific on-the-ground conditions and desired community form wherever Missing Middle Housing types are desired.



**Figure 2.10** House-form townhouses consist of 2-4 max. and max. of 2 stories tall. This building type is appropriate in lower-intensity neighborhoods because it maintains the scale of a large single-unit house.



**Figure 2.11** Block-form townhouses are a run of a 4-8 units and max. of 3 stories tall. This building type is appropriate in moderate to high-intensity neighborhoods since it is larger in scale than a single-unit house.

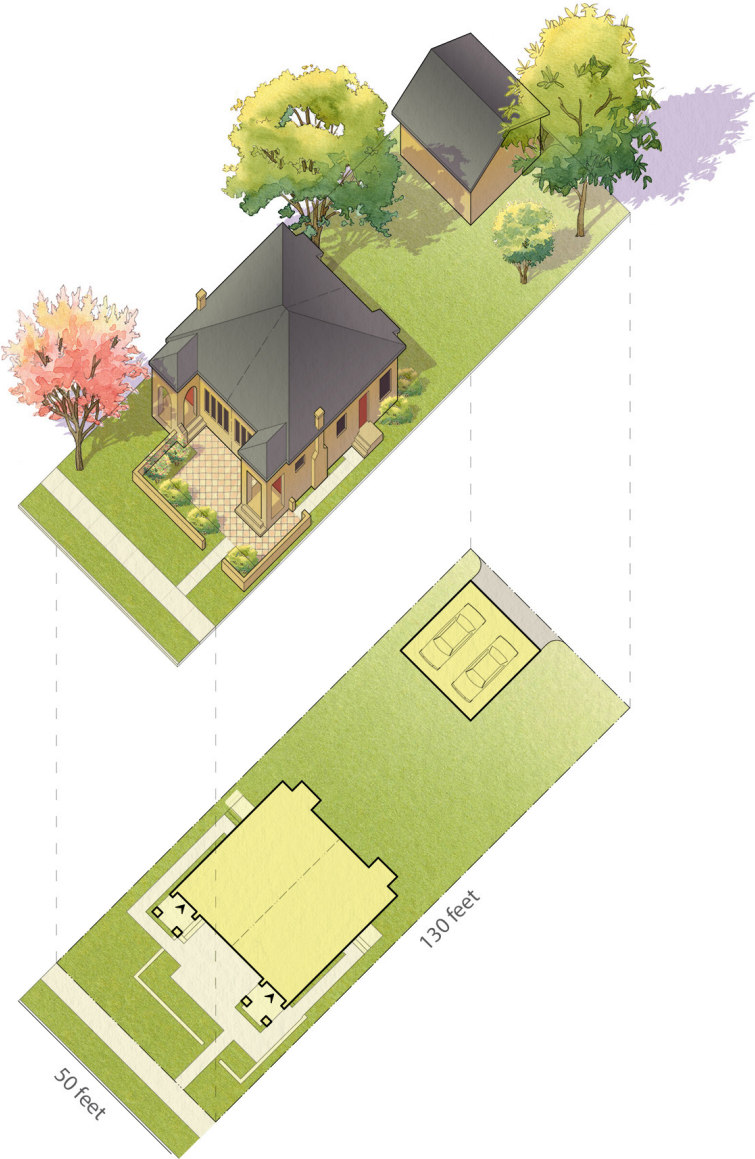


# Duplex Side-by-Side

Description

A small- to medium-sized building that consists of two dwelling units, one next to the other, both of which face and are entered from the street.

A variation of this is the "front-to-back" duplex. Both of these building types are meant to provide two units within the footprint of a single-unit building.



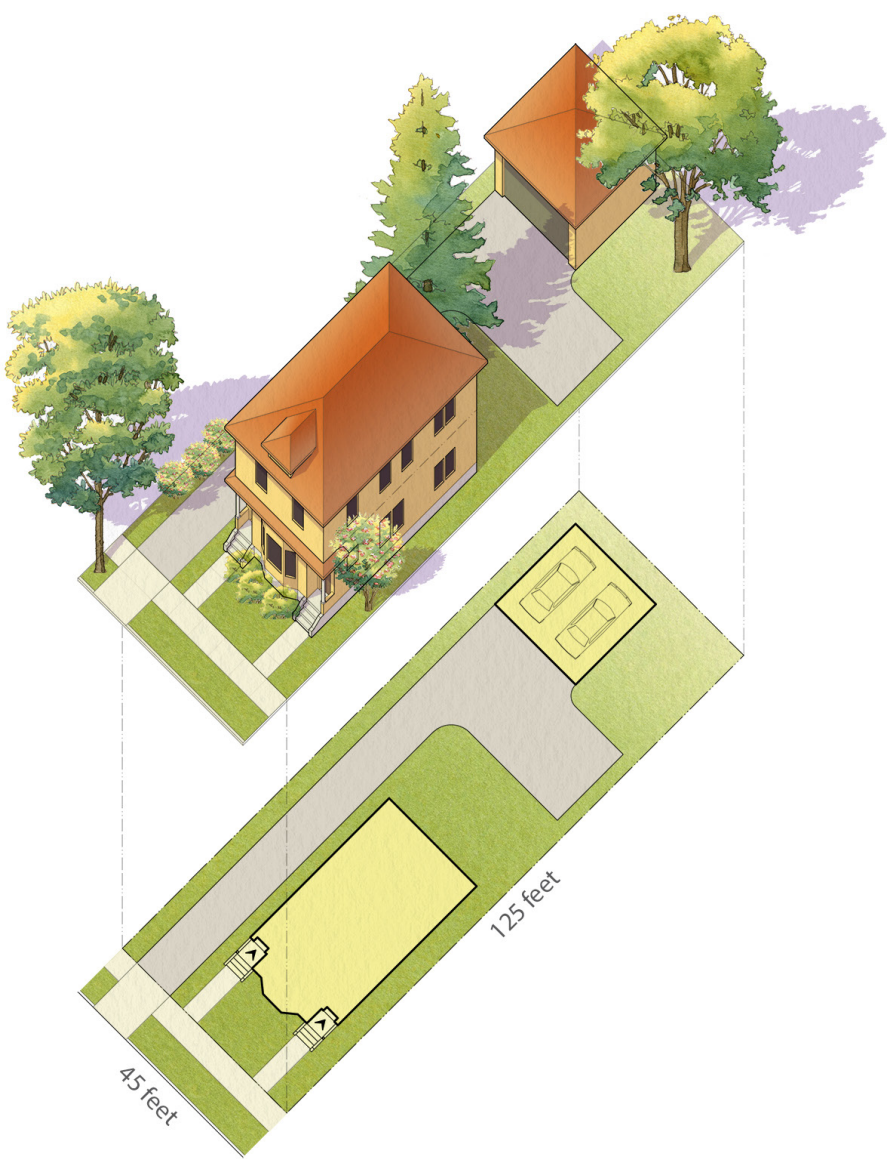
**ADU**  
The ADU can be applied to provide an additional unit separate from the main building.

Duplex Side-by-Side			
Number of Units	Vehicular Access		
	Front	Rear	
2	Lot Width (ft.)	55' - 75'	40' - 70'
	Lot Depth (ft.)	100' - 150'	100' - 150'
	Resultant Density (du/acre)		
	Without ADU	8 - 16	8 - 20
	With ADU	11 - 24	12 - 30

# Duplex Stacked

Description

A small- to medium-sized building that consists of two stacked dwelling units, one on top of the other, both of which face and are entered from the street.



**ADU**  
The ADU can be applied to provide an additional unit separate from the main building.

Duplex Stacked			
Number of Units	Vehicular Access		
	Front	Rear	
2	Lot Width (ft.)	45' - 75	35' - 70'
	Lot Depth (ft.)	100' - 150'	100' - 150'
	Resultant Density (du/acre)		
	Without ADU	8 - 19	11 - 29
	With ADU	8 - 25	12 - 30

# Cottage Court/ Bungalow Court

Description

A series of small, detached buildings on a lot arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and is an important community-enhancing element.

A larger version of this type is known as the "Pocket Neighborhood". This type differs from the Cottage Court primarily by site size. Typically, the Pocket Neighborhood is on a site at least twice as large as the cottage court, has larger dwellings and a variety of housing types (houses, duplexes, etc.).

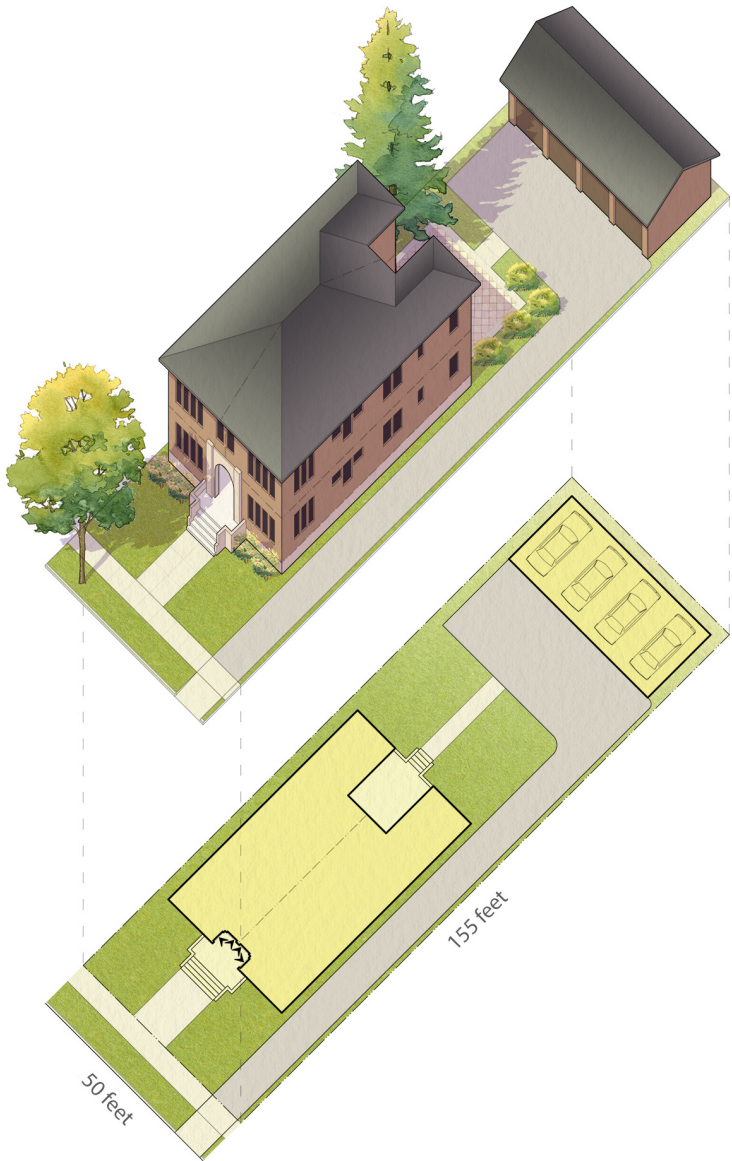


Cottage Court/ Bungalow Court			
Number of Units	Vehicular Access		
	Front	Rear	
3-10	Lot Width (ft.)	115' - 160'	100' - 150
	Lot Depth (ft.)	100' - 150'	100' - 150'
	Resultant Density (du/acre)		
	Density	18 - 38	n/a

# Fourplex

Description

A medium-sized building that consists of three to four units: typically two on the ground floor and up to two above with a shared entry from the street.



Fourplex			
Number of Units	Vehicular Access		
	Front	Rear	
3-4	Lot Width (ft.)	60' - 75'	50' - 65'
	Lot Depth (ft.)	100' - 150'	100' - 150'
	Resultant Density (du/acre)		
	Without ADU	15 - 29	18 - 35
	With ADU	19 - 36	22 - 43



**ADU**  
The ADU can be applied to provide an additional unit separate from the main building.



# Multiplex Small (Mansion)

Description

A medium-sized building that consists of five to 10 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front and sometimes along one or both sides.



ADU

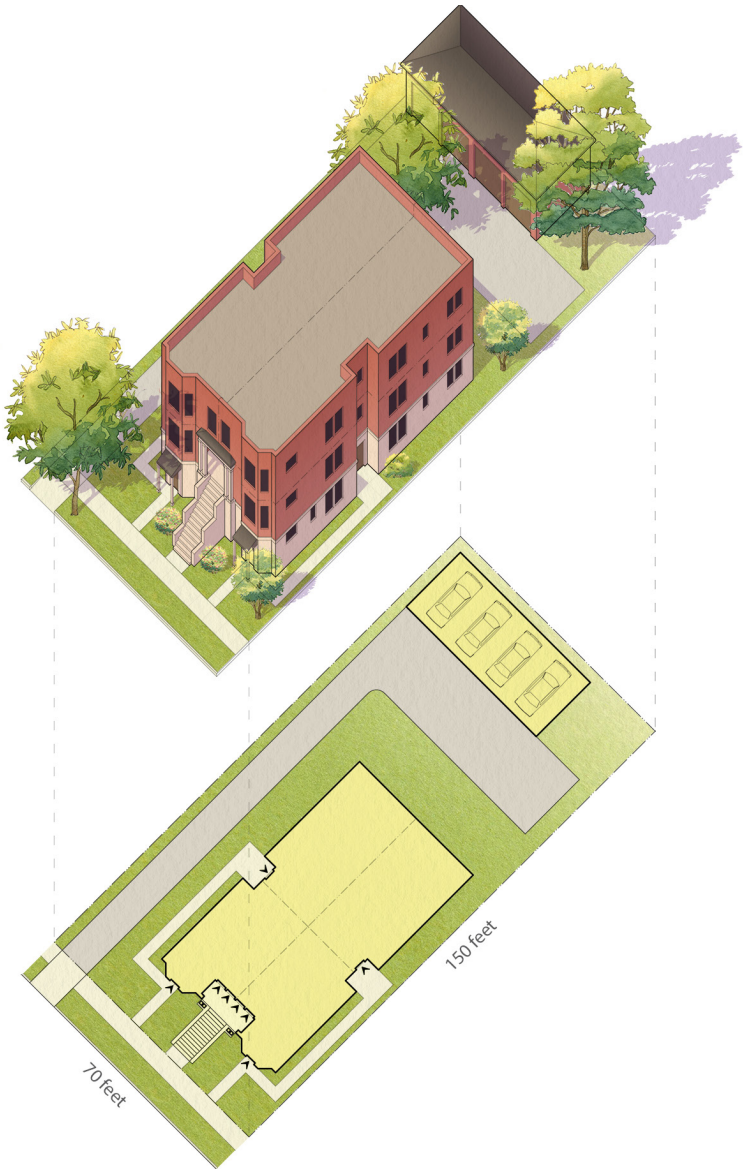
The ADU can be applied to provide an additional unit separate from the main building.

Multiplex Small (Mansion)			
Number of Units	Vehicular Access		
	Front	Rear	
5-10	Lot Width (ft.)	60' - 75'	50' - 65'
	Lot Depth (ft.)	100' - 150'	100' - 150'
	Resultant Density (du/acre)		
	Without ADU	39 - 51	n/a
	With ADU	45 - 61	n/a

# Multiplex Large

Description

A medium-to-large-sized structure that consists of 7 to 18 side-by-side and/ or stacked dwelling units, typically with one shared entry or individual entries along the front and sometimes along one or both sides.



ADU

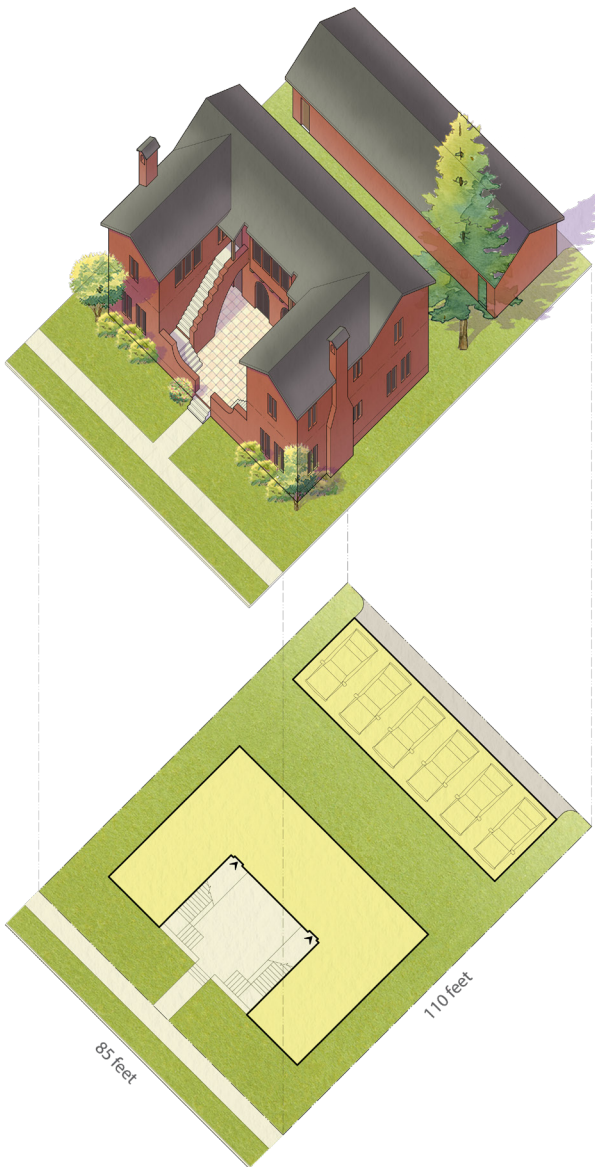
The ADU can be applied to provide an additional unit separate from the main building.

Multiplex Large			
Number of Units	Vehicular Access		
	Front	Rear	
7-18	Lot Width (ft.)	96' - 120'	75' - 100'
	Lot Depth (ft.)	100' - 150'	100' - 150'
	Resultant Density (du/acre)		
	Without ADU	44 - 55	n/a
	With ADU	52 - 70	n/a

# Courtyard Building

Description

A medium- to large-sized building or up to three small-to-medium size detached buildings consisting of multiple side-by-side and/or stacked dwelling units arranged around a shared courtyard. Dwelling are accessed from the courtyard. Typically, each unit has its own individual entry or shares a common entry with up to three units.



**ADU**  
The ADU can be applied to provide an additional unit separate from the main building.

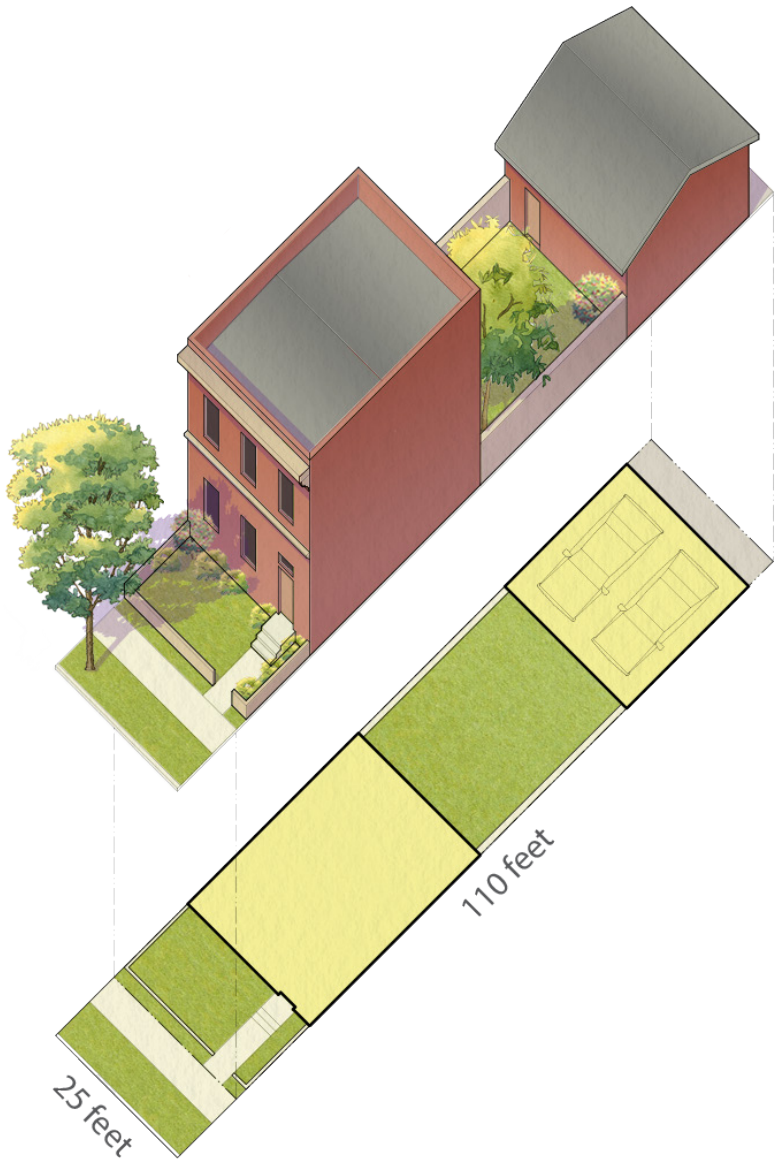
Courtyard Building			
Number of Units	Vehicular Access		
	Front	Rear	
6-25	Lot Width (ft.)	100' - 135'	85' - 125'
	Lot Depth (ft.)	110' - 150'	110' - 150'
	Resultant Density (du/acre)		
	Without ADU	54 - 60	n/a
	With ADU	58 - 70	n/a

# Townhouse

Description

A small- to medium-sized building with one dwelling that is attached to other townhouses in an array of typically four.

Variation:  
A more intense version of this type is the “townhouse flat”. This variation divides the building vertically into two to three flats.



**ADU**  
The ADU can be applied to provide an additional unit separate from the main building.

Townhouse			
Number of Units	Vehicular Access		
	Front	Rear	
1	Lot Width (ft.)	n/a	18' - 25'
	Lot Depth (ft.)	n/a	85' - 120'
	Resultant Density (du/acre)		
	Without ADU	n/a	14 - 28
	With ADU	n/a	29 - 57

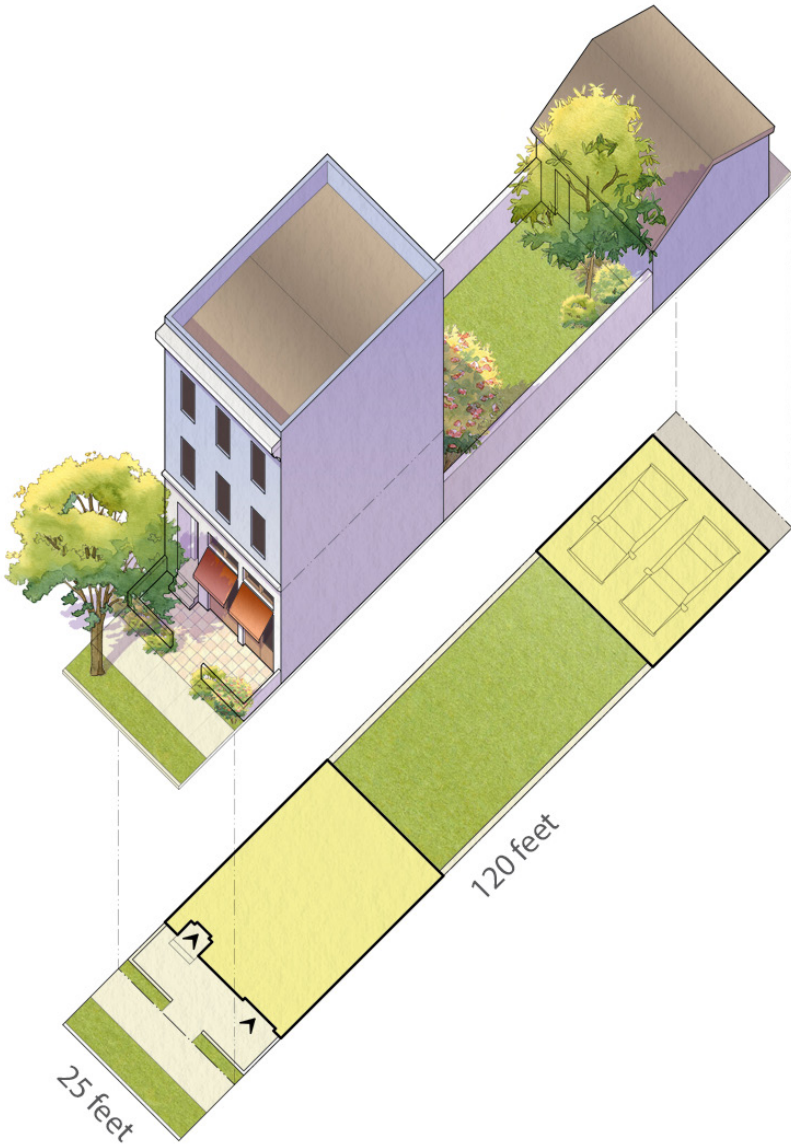


# Live/ Work

Description

A small- to medium-sized attached or detached building consisting of one dwelling unit above or behind a flexible ground floor space for residential, service, or retail uses. Both the primary ground-floor flex space and the second unit are owned by one entity.

These types can be arranged to form what looks like a neighborhood main street building.



ADU

The ADU can be applied to provide an additional unit separate from the main building.

1

Live/ Work			
Number of Units	Vehicular Access		
	Front	Rear	
1	Lot Width (ft.)	n/a	18' - 25'
	Lot Depth (ft.)	n/a	85' - 120'
	Resultant Density (du/acre)		
	Without ADU	n/a	14 - 28
	With ADU	n/a	29 - 57

# Missing Middle Housing in The City of Idaho Falls

## Local Examples

Like most cities built before the 1940's, Idaho Falls includes many examples of MMH types, found primarily in neighborhoods adjacent to Downtown. Before the widespread adoption of automobiles, housing needed to be located close to areas where jobs were concentrated, since long commutes were inconvenient or infeasible. In many US cities, including Idaho Falls, MMH was built nearby commercial and industrial areas

so that employees could have access to housing nearby their place of work. Figure 2.12 shows the general location of MMH types in Idaho Falls. Other examples of multi-family or medium-density housing exist in Idaho Falls outside these areas; however, these examples do not meet the criteria for MMH as identified on pages 16-19.

**Figure 2.12** Missing Middle Housing in the City of Idaho Falls.

Areas where Exemplar Missing Middle Building Types are Found



## Why Did They Go Missing?

Changes to the zoning code, incentives from the Federal Government to build single-unit homes at the edge of town, and changes to the real estate finance landscape made building the types of buildings that today we call “Missing Middle” either impossible or financially unattractive. Recent shifts in consumer demand, a need for both more housing in general and a greater variety of housing type options, and new ways of thinking about zoning provide an opportunity to bring these MMH types back to Idaho Falls.



**Duplex**  
Cedar Street  
2 units, resultant density: 10 du/ acre



**Fourplex**  
S. Placer Avenue  
4 units, resultant density: 21 du/ acre



**Cottage Court**  
Sage Street  
7 units, resultant density: 23du/ acre



**Multiplex Small**  
Walnut Street  
6 unit, resultant density: 54 du/ acre



**Multiplex Large**  
W. 13th Street  
8 units, resultant density: 36 du/ acre



**Courtyard Building**  
Memorial Drive  
22 units, resultant density: 53 du/ acre



# Established Walkable Centers in The City of Idaho Falls

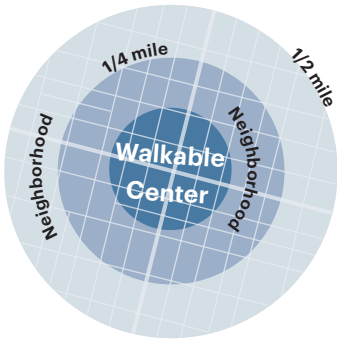
## Established Walkable Centers

Missing Middle Housing is part of areas that are anchored by “Established Walkable Centers” that provide amenities such as schools, recreation, shopping, services, transit, food and employment. For Idaho Falls these can be grouped into the three categories:

- Downtown
- Neighborhood Main Street
- Neighborhood Crossroads

Each type of center is described and illustrated with a visionary photo on the facing page that shows how each

Walkable Center type could evolve to provide an enhanced pedestrian realm. Other types of walkable areas will be discussed in the following section on page 38.



### CLOSER LOOK

#### What Is An Established Walkable Center?

As discussed earlier, MMH is best suited for areas that are anchored by “Established Walkable Centers” that provide amenities such as shopping, services, transit, food, and employment. An Established Walkable Center can be either a group of a couple of parcels (crossroads), or as big as a Downtown, or a main-street. The argument is that for MMH to be successful, they need to be in proximity to vibrant centers that can deliver social centers, amenities, transit, and entertainment.

The Centers are typically well connected to surrounding areas, making them accessible by multiple modes of transportation. Centers are the places

where communities do things together. In some cases, they are places where people from across the city gather to work, shop, learn, play, and celebrate.

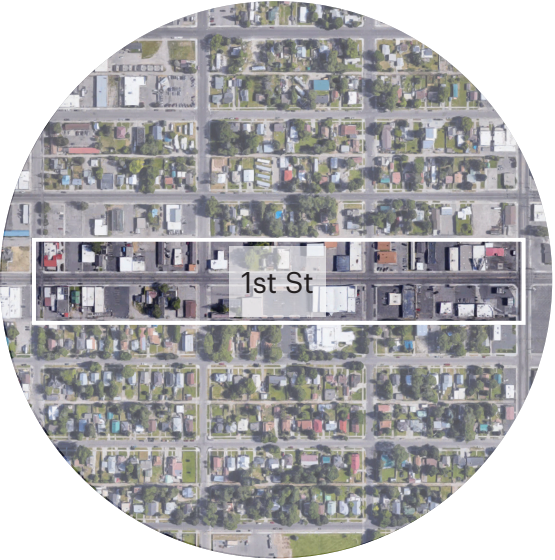
Overall, they serve as walkable, bikeable, or “park-once” destinations where community members can meet multiple daily needs in a single trip. When thriving, they are nodes of activity that enliven a neighborhood.

A 1/4 and 1/2 mile radius drawn around the center shows a 5 and 10 minutes walking distance from the Established Walkable Center. These areas are considered especially good locations for MMH.



## Idaho Falls Downtown

A citywide destination for retail, food uses, service, entertainment and recreation that includes significant housing and office that use this center as their amenity.



## Neighborhood Main Street

A neighborhood destination for retail, food uses, and services that is the most common type of center and amenity for adjacent neighborhoods.

- 1st Street
- S Blvd
- Rollandet Ave
- Pier View Drive



## Neighborhood Crossroads

A Neighborhood Crossroads is a commercial or mixed-use area at the intersection of two important streets that provides convenient services to the surrounding residential neighborhoods in which they are embedded, allowing neighbors to walk or bike there. A Neighborhood Crossroads is smaller and less intense than a Neighborhood Main Street.

- 13th St + S. Holmes Ave
- 15th St + S. Holmes Ave
- 8th St + S Holmes Ave
- 17th St + S Blvd
- W. Elva St + L St
- N. Holmes Ave + Central Park

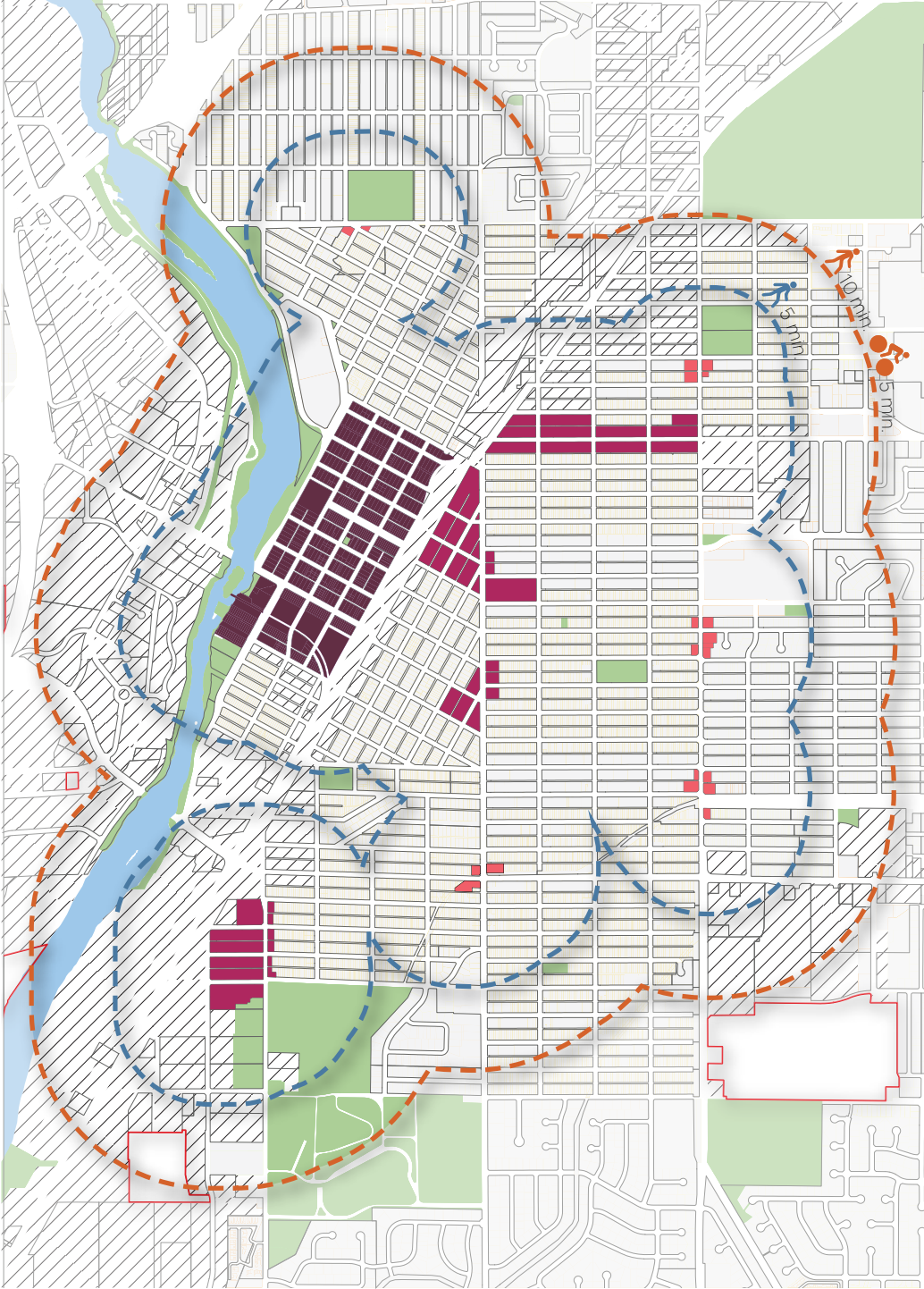


Where Are Idaho Falls' Established Walkable Centers?

The map identifies existing walkable environments in the City of Idaho Falls focused around a variety of “Established Walkable Centers” identified through this analysis. The Walkable Environments shown represent approximately 6% of Idaho Falls.

Figure 2.13 Established Walkable Centers in Idaho Falls

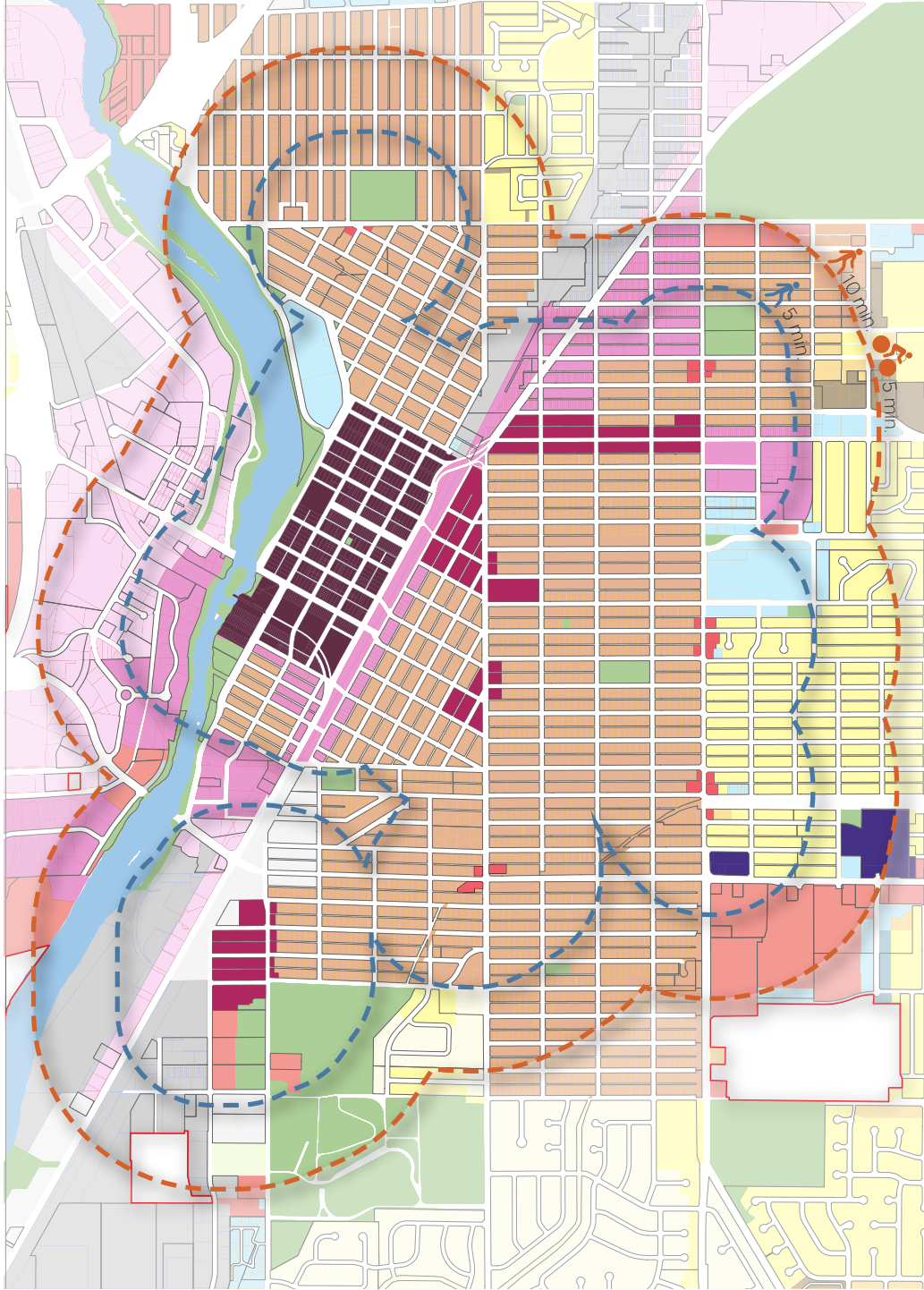
- Identified Established Walkable Centers
- Downtown
  - Neighborhood Main Street
  - Neighborhood Crossroads
- Walkable Environments
- 5 min. Walking Distance
  - 10 min. Walking Distance, 5 min. Biking Distance
- Zoning Districts
- Residential Districts
  - Commercial Districts
- Amenities
- Park/ Open Space
  - River



Current Zoning in Established Walkable Centers

The map identifies the zoning districts and areas that are within the Walkable Environments (maximum of ten minute walking distance from the Established Walkable Centers), and are prime areas for MMH.

Figure 2.14 Established Walkable Centers and Zoning in Idaho Falls.





# Missing Middle Ready Neighborhoods

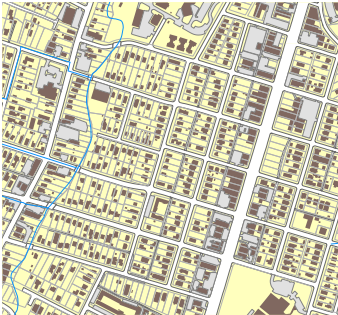
## Beyond the Traditional Neighborhood Pattern

Missing Middle Housing types are most successful when located in an existing or newly built walkable context. Buyers and renters of these housing types are looking for walkability and are willing to make trade-offs on other housing features, such as unit size. For most cities, including Idaho Falls, the most walkable neighborhoods are those located near Downtown in the city's historic core.

Missing Middle types can be built in an auto-oriented context, but they will not attract the same kind of buyer or renter, will not deliver more compact, sustainable patterns of development, and will not achieve the same returns or rents for developers. The higher the walkability of a project context, the smaller the units can be, and the less off-street

parking is needed, which can improve the attractiveness of Missing Middle types for developers.

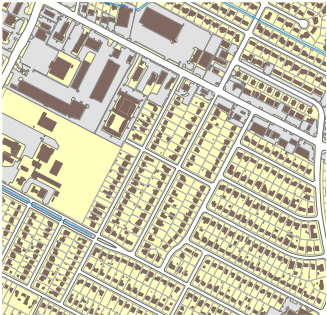
Like most mature cities, Idaho Falls' walkable urban core and traditional neighborhood areas are surrounded by neighborhoods that are characterized by a pattern of development that is more oriented towards automobile use. In many instances, these neighborhoods share many of the same walkable characteristics as the core neighborhoods to which they are adjacent, but certain walkable elements may be missing or may suffer from under-investment. It is these neighborhoods, where incremental changes can improve walkability, that are "Missing Middle ready".



**Ideal for MMH**

### Walkable

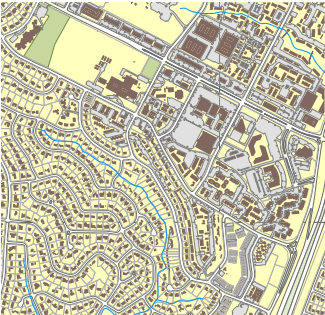
Small block lengths, a well-connected street network, and nearby shops and restaurants on a local Main Street support a high degree of walkability for this historic neighborhood.



**Appropriate for MMH**

### "Missing Middle Ready"

A well-connected street network with a mix of block lengths provides a walkable foundation that will support Missing Middle Housing types and enable pedestrian-scale redevelopment of adjacent commercial parcels.



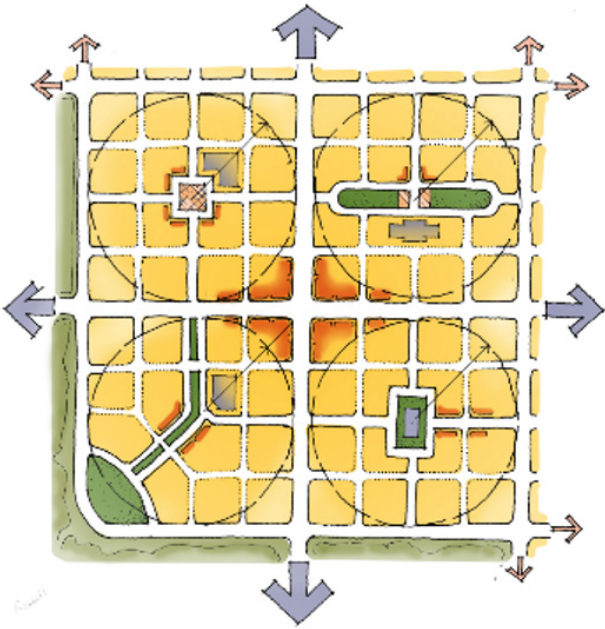
**Not Appropriate for MMH**

### Automobile-Oriented

Minimally-connected streets with frequent cul-de-sacs and commercial areas accessible primarily via higher-speed roadways and do not provide a successful foundation for Missing Middle Housing.



**Figure 2.15** shows how proximity to neighborhood retail, open space, and civic buildings can help to support walkable, Missing Middle Ready neighborhoods.



**Figure 2.16** demonstrates how multiple walkable neighborhoods form a walkable district around the intersection of two major roadways.

## What Are the Characteristics of a Missing-Middle-Ready Neighborhood?

- **Smaller block sizes** that allow for better street network connectivity. Smaller block patterns encourage walkability by providing more route choices and reducing the walking distance to get between destinations. In general, dead-end streets, cul-de-sacs, and looping streets diminish an area's walkability, while through-streets tend to increase walkability.
- **Access to bicycle routes** to provide an alternative to driving for longer-distance destinations. Safe, convenient, and well-connected bicycle facilities provide transportation options for destinations that are too far away for walking.
- **Accessible to mixed-use areas** that make it possible to satisfy most daily needs — living, working, playing, shopping, dining, worshiping, and socializing — without needing to leave the neighborhood. While commuting for work, school, and special trips may still require transit or a car, most of the daily needs should be accessible within a ten-minute walk or 1/2 mile from housing.

- **Appropriate zoning** that allows for a variety of housing types and encourages compact development to support walkability.
- **Small to medium lot sizes** that promote house-scale development and disincentivize large tracts of identical housing types, where repetition of building forms leads to a diminished public realm.

## Support for Missing Middle Ready Neighborhoods

To support Missing Middle Housing outside of traditional neighborhoods adjacent to Downtown where walkability is high, Idaho Falls should consider making investments in Missing Middle Ready neighborhoods to make it more convenient for people to walk and bike from their homes to everyday destinations such as school, work, shopping, and recreation, if they choose to do so. A combination of infrastructure improvements and new or improved amenities can help to signal that Missing Middle Ready neighborhoods.

## CLOSER LOOK

### Examples of Missing Middle Ready Neighborhoods

- Channing
- Saturn
- Skyline
- Edgemont
- John Adams
- Holmes
- Central Park
- Idaho National Laboratory Innovation District



Creating A New Walkable Center for Missing Middle Ready Neighborhoods

An important component of walkable neighborhoods is a destination to which to walk. Walkable Centers provide that destination by creating space for neighborhood-serving retail, service, institutional and public uses in a pedestrian-oriented environment. These places already exist near Idaho Falls' traditional neighborhoods (see Established Walkable Centers in the City of Idaho Falls), however in areas outside of the city core, the approach to create such places will involve transforming existing commercial

centers, like an old mall or shopping center, or by developing a Walkable Center on undeveloped land. New or redeveloped Walkable Centers have the potential to transition an area from an auto-oriented pattern of development to a more walkable environment that can better support nearby Missing Middle Ready neighborhoods.

Places in Idaho Falls to Consider for New Walkable Centers

- 17th Street + Holmes Avenue
- Grand Teton Mall
- Woodruff Avenue + 1st Street
- Woodruff Avenue + Sunnyside Road
- Skyline Drive + Broadway Street'
- W 81st S + S 15th W
- E 65th S + S 5th W
- E 49th S + S 15th E
- W Broadway + S Old Butte Road



Figure 2.17 Development on vacant parcels along Skyline Drive could be the catalyst for a new Walkable Center.



Key Elements of A Walkable Center

An example from Austin, TX shows the transformation of a declining shopping center. While the scale of development in Idaho Falls would likely be different, the following characteristics still apply:

- **Mixed-use** to satisfy the conditions of a vibrant active node that offers a variety of choices, from dining, entertainment, housing and amenities

- **Pedestrian oriented** and active public spaces to create a more welcoming and safe environment for residents, employees, customers, and visitors.
- **Multi-modal access** that allows people living nearby to access the Walkable Center by biking, walking, or driving..
- **Transition areas** to ensure compatibility with adjacent residential neighborhoods.



Mixed-use Center



Pedestrian Oriented



Multi-modal Access



House-scale Transitions to Adjacent Neighborhoods



One-Size Doesn't Fit All

A Walkable Center is not limited to a certain size. Smaller centers, like a Neighborhood Crossroads, or a small Neighborhood Main Street can do a lot to support nearby Missing Middle Ready neighborhoods. These small mixed-use areas can be easily embedded into or adjacent to residential neighborhoods because they are residential in scale and provide convenient services for nearby residents who can meet multiple daily needs in a single trip made by foot, bike, or car. These neighborhood-scale

Walkable Centers can serve as nodes of local activity that help to enliven a neighborhood and build community.

Surrounded by smaller block sizes that allow for better street network connectivity. A smaller block pattern encourages walkability by providing more route choices and reducing the walking distance to get between destinations. In general, dead-end streets, cul-de-sacs, and looping streets diminish an area's walkability, while through-streets tend to increase walkability.



Existing Conditions



Neighborhood Main Street

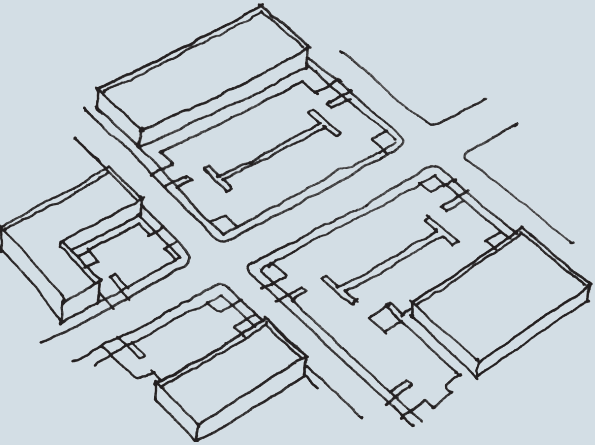


Neighborhood Crossroads

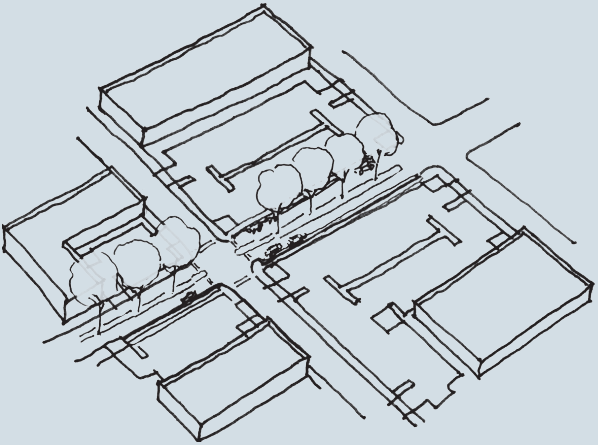
**Figure 2.18** Vacant lots are developed into neighborhood-scale walkable centers to support the surrounding neighborhood. This type of transformation provides a new local amenity that makes a Missing Middle Ready neighborhood more attractive for development and infill. Successful neighborhood-scale walkable centers should be compatible with the surrounding neighborhood, so buildings may be smaller than those shown in these examples, depending on the context.

Incremental Change

Small, incremental changes can be just as important in the long run as big, transformative change. The following Incremental Changes can lay the groundwork for a Walkable Center that can support surrounding neighborhoods and create suitable environments for Missing Middle Housing.

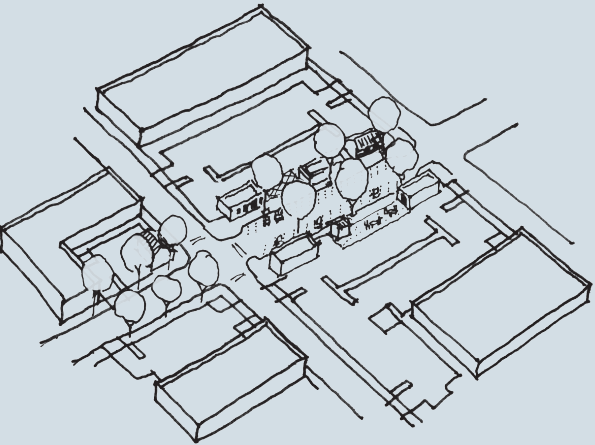


Existing Conditions



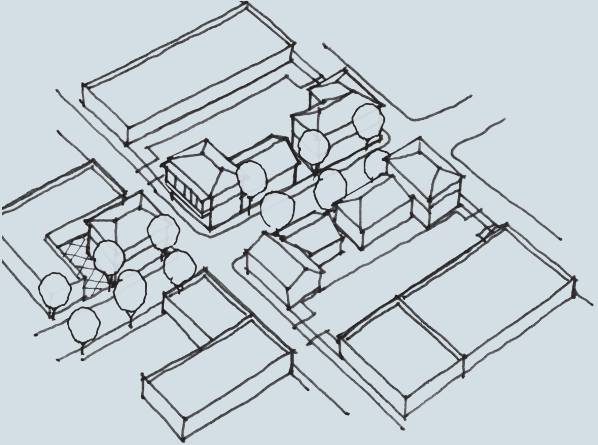
Step 1

Small changes could include landscaping, streetscape improvements and shared roads for bikes and cars.



Step 2

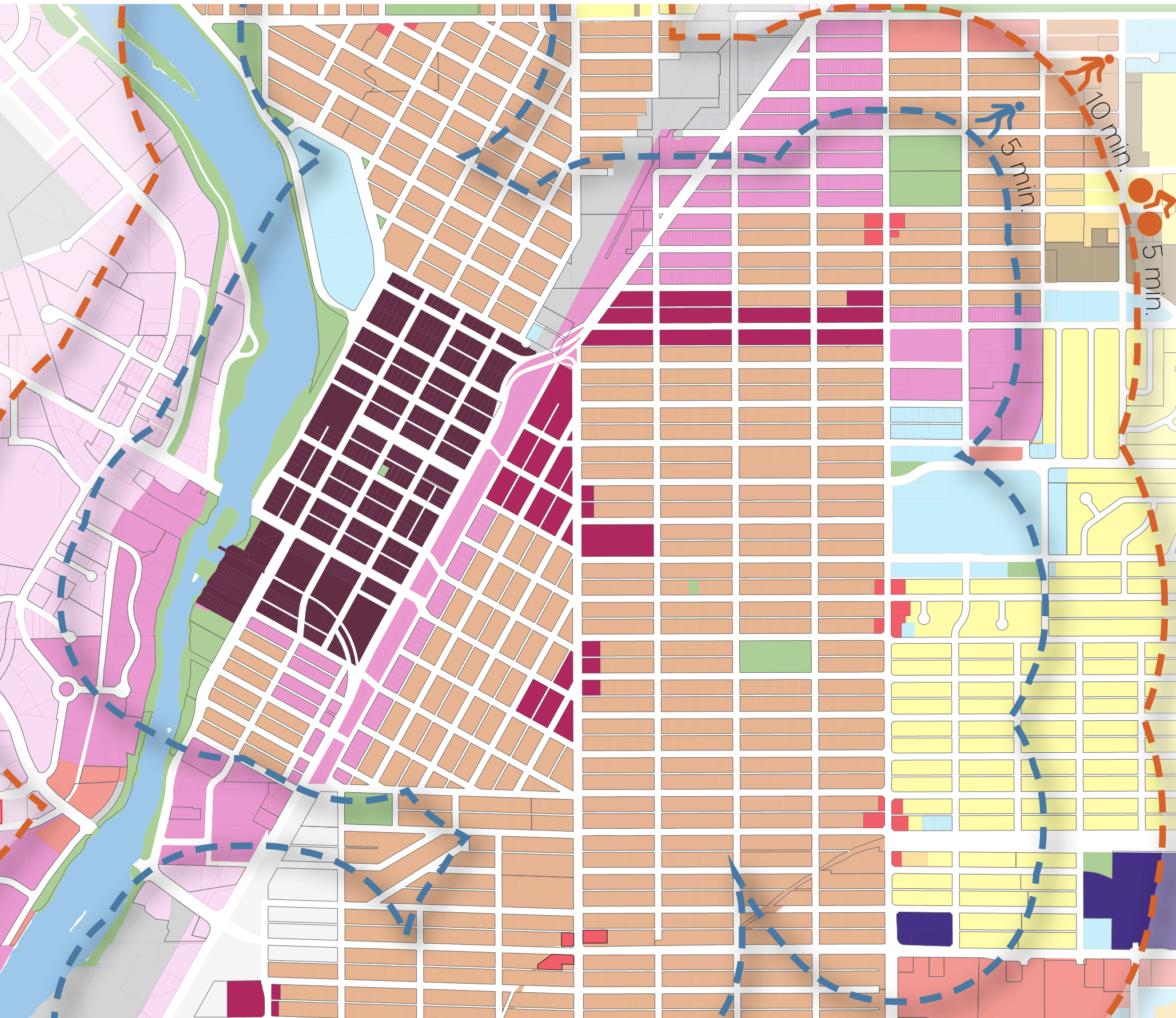
Temporary spaces for businesses at sidewalk edge can help form a center of activity. These small changes can be made where buildings and lots are privately owned and they are unlikely to see major changes in near term.



Step 3

Bigger changes may include infill, new development at the sidewalk edge or around public space in areas where they is a desire for urban character and new buildings. .





# Analysis of Barriers

## CHAPTER 3

### In this chapter

- Zoning Barriers to Missing Middle Housing in Idaho Falls
- Maximum Allowed Density
- Minimum Lot Width
- "Almost Missing Middle Housing"

- 46
- 48
- 50
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# Zoning Barriers to Missing Middle Housing in Idaho Falls

## CLOSER LOOK

### Building Scale

Building Types are categorized into two groups: House-Scale buildings and Block-Scale buildings. The types within these categories should be allowed depending on the intended physical character and existing context of a neighborhood.

### House-Scale Buildings

Those buildings that are the size of a house, in terms of form, height, building footprint, and architectural details.

### Block-Scale Buildings

Those buildings that are individually as large as most or all of a block or, when arranged together along a street, appear as long as most or all of a block.

## Zoning Code

This analysis focuses on four zones that allow housing. Each of the analyzed zones is summarized below:

### R1 Single Dwelling Residential Zone

A residential zone intended to encourage a less auto-oriented, more walkable development pattern, and characterized by lot widths and densities that are somewhat smaller than the Residential Park Zone. Principal uses shall be single detached and attached dwelling units. Intended to be located near limited commercial services that provide daily household needs. Current zone standards do not allow for MMH types.

### R2 Mixed Residential Zone

A residential zone intended to encourage smaller lots and dwellings, more compact and denser residential development, and higher volumes of vehicular and pedestrian traffic. Allowed principal uses include one, two, three, and four dwelling units; units may be attached or detached. Intended to be located near limited commercial services that provide daily household needs. Current zone standards allow for MMH types but do not promote the development of those types.

### TN Traditional Neighborhood Zone

A residential zone characterized by a walkable, traditional residential neighborhood pattern with small lots and residences, mix of attached/detached housing types, and a grid street pattern with rear alleys. Allowed housing types: Live-Work unit, Multi-Unit and Two Unit dwellings. This zone is applied exclusively to downtown-adjacent neighborhoods

with alleys. Current zone standards allow for MMH types but do not promote the development of those types, and do not permit for the reproduction of historic MMH types found in neighborhoods where this zone has been applied.

### LC Limited Commercial Zone

A commercial zone for retail and service uses which supply daily household needs. Usually located on major streets contiguous to residential uses. Allows for a mix of uses and a wide variety of attached/detached dwelling types, including: Live-Work, Multi-Unit and Two Unit dwellings.

## Core FBC Draft

The Core FBC aims to help preserve the historic character of Downtown Idaho Falls, attract reinvestment, and guide infill development. It uses place types to describe the form and intensity of development. It also uses building types which correspond to MMH types to provide diverse housing choices. The place types and building types are summarized below.

### Urban Center Place Type

Intended for fairly intensive centers of activity. Allows for a range of building intensity and a wide mix of uses. Designed for a high level of walkability and provision of opportunities for a range of public and private events in public spaces. Boundaries of this Place Type include lower intensity Edge Sub-districts that would allow MMH types.

### Townsite Place Type

Intended for use in historic city centers that have a combination of housing, commercial strips, and historic industrial building stock. Allows a range of building types. Typically includes Storefront buildings along key corridors and nodes, allowing a wide mix of uses.

### Building Types

The building types can be categorized as mixed use or residential. The mixed use building types have non-residential on the ground floor and residential on the upper floors. The four mixed use types are: Storefront Building, General Stoop Building, Townhome Building (can incorporate live-work units where permitted), and Limited Bay Building. The only residential type is the Yard Building.

By scale, the block-scale buildings types are Shopfront and Limited Bay, and the Yard Building is house-scale. The General Stoop and Townhouse building types can be either house-scale or block-scale.

## Zoning Standards

The City's draft Core Form-Based Code and Title 11 Comprehensive Zoning Code were reviewed to find barriers to Missing Middle Housing. The zoning review focused on the following four zones which allow residential uses: R1, R2,TN, and LC. The barriers are summarized in the table below.

Key

Barrier

Not a Barrier

n/a Not Regulated

Barriers for MMH in the City of Idaho Falls					
Barriers to MMH	Zoning Code, Title 11				Core FBC Draft
	R1	R2	TN	LC	
Max. Density Allowed: (Too Low)					n/a
Min. Lot Area: Too High					
Max. Lot Coverage: Too Low					
Min. Off-Street Parking: Too High					
Buffer Yards Required					
Limits # of Units					
Front Property Line Coverage Too High	n/a	n/a	n/a	n/a	
Contextual Building Height/Width	n/a	n/a		n/a	n/a
Intent is Supportive of MMH					
Some MMH Types Allowed by Land Use					

# Maximum Allowed Density

## Allowed Density

Most MMH types are not allowed in Idaho Falls' zones because of current density limits that are too low. However, simply increasing the maximum allowed density could create other issues such as large buildings that are not contextually appropriate for neighborhoods in Idaho Falls.

Increasing the maximum allowed density needs to be coordinated with carefully identifying the appropriate MMH building types for Idaho Falls' different areas and then incorporating the resultant density range of those types along with standards for maximum building footprint and lot width.

## MMH Types Allowed by Current Density Standards

The chart below shows which and how much of each MMH type is allowed in each zone based on the maximum allowed density. When the pink area does not contain any blue, that type is not allowed.

If there is little to no support for changing existing zoning, the MMH types and their standards could be adopted as an overlay that only applies to identified walkable neighborhoods. The standards could include density standards or they could be silent on density. In either approach, the characteristics of each MMH type need to be publicly discussed and tested for the specific areas where they want to be used.

## Recommendations

We recommend one of two approaches:

- Increasing the maximum allowed density for MMH types; or
- Regulate using building types instead of density.

See Deep Dive™ Testing + Solutions for Missing Middle Housing for more detailed recommendations.

### The Palette of Missing Middle Housing Types as allowed in Idaho Falls





# Minimum Lot Width

## Importance of Lot Width

Existing zoning standards regulate development by using lot area as another way to reinforce maximum allowed density. This approach prevents some housing choices that are physically compatible with single-unit houses.

Lot “width” can be a more effective regulation than lot area. This is primarily because a project can comply with the minimum lot area but still result in a building that could be too large for its context. This often happens with low

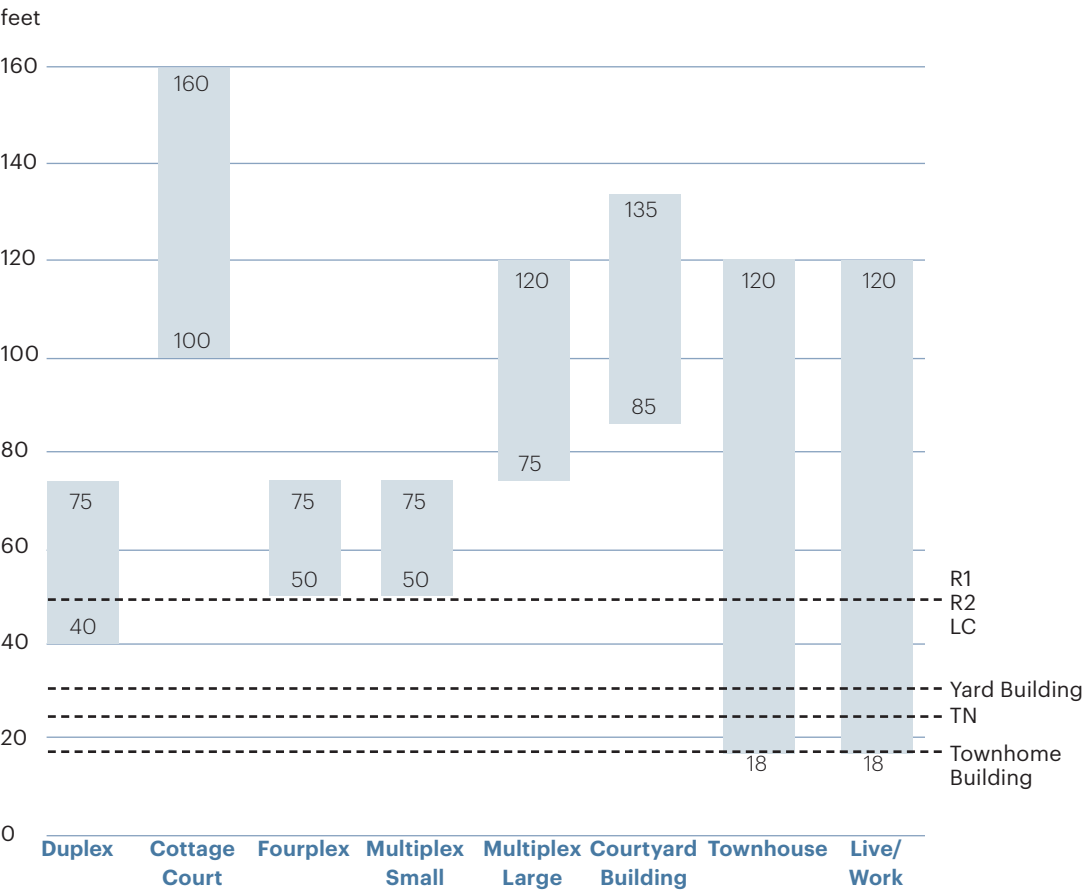
density housing like a duplex that is allowed to fill up the building envelope and create a building that is within the density limits but is larger than the houses around it.

In contrast, regulating by lot width allows for MMH, increasing housing choice, while providing standards for maximum building footprint that are coordinated with a variety of lot widths that fit well and make sense in lower intensity neighborhoods.

## MMH Types Allowed by Current Lot Width Standards

The blue bars show the ideal lot width range for each MMH type based on front or rear vehicle access. The dashed line shows the minimum lot width allowed by the zoning district.

Any type that appears above a dashed line indicates that the type is compatible with the minimum lot width standards in that zone.



**Figure 3.1**  
--- Minimum Lot Width Allowed by The Zoning District or Building Type

## The Palette of Missing Middle Housing Types with Minimum Lot Width

The palette of MMH types is provided for reference to the ideal lot width range of each type



# "Almost Missing Middle Housing"

## Getting it Right

Missing Middle Housing is more than just more than just a number of units fit into a house-scale building form. Where Missing Middle Housing is located and how Missing Middle Housing is oriented to public streets is critical for creating and supporting walkable neighborhoods with a mix of incomes and housing choices. Getting public realm design details right is critical for walkable neighborhoods and for encouraging community support for new mixed-income development. The Missing Middle examples in this document show buildings with high-quality frontages and house-scale building form and architectural details. These contribute positively to a neighborhood’s public realm, and compliment high-quality, pedestrian-oriented street and sidewalk design.

## Not Quite Right

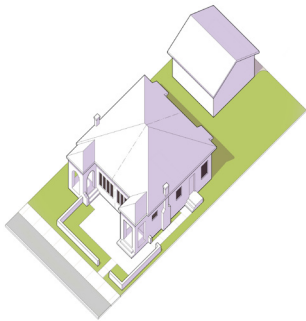
The examples on this page provide needed housing and at first glance may seem to fit some criteria for Missing Middle Housing, but while these buildings are generally house-scale, or close to house-scale, there are other qualities of Missing Middle Housing that are missing:

- Location of parking at the front of the lot and lack of pedestrian frontages mean that they do not support the type of walkable contexts where Missing Middle Housing is most effective;
- Lack of easily identifiable entrances, street-facing windows, and/or frontages such as porches or stoops mean that they may not be contextually appropriate in Idaho Falls neighborhoods where those types of

building details constitute an important element of the physical character, and

- Lack of diversity of building types on a block creates clusters of the same type. Missing Middle Housing works most effectively when a variety of housing types are mixed along a block.

It is important that Missing Middle types demonstrate good design so that they can be perceived as benefiting the architectural quality of a neighborhood. While much of this document describes what to do to create Missing Middle Housing, the following examples show some features to avoid when designing Missing Middle Housing.



**Figure 3.2** For explanation on characteristics of a MMH type refer to page 17 of MM Scan™ "What Is A Missing Middle Building Type?".



### Characteristics

- 2 units
- 1 story, 40% lot coverage
- Poor frontage articulation
- Frontage dominated by parking



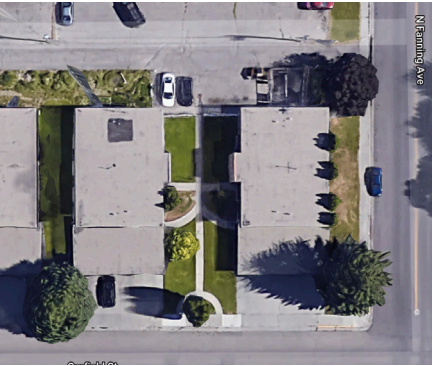
### Criteria of MMH

In a Walkable Context	✗
Multiple Units	✓
House-Form Building	✓
Pedestrian Building Frontage	✗
Parking behind Front Facade	✗



### Characteristics

- 4 units
- 2 stories, 44% lot coverage
- No frontage articulation
- Street frontage dominated by parking, alley is not used to fullest effect



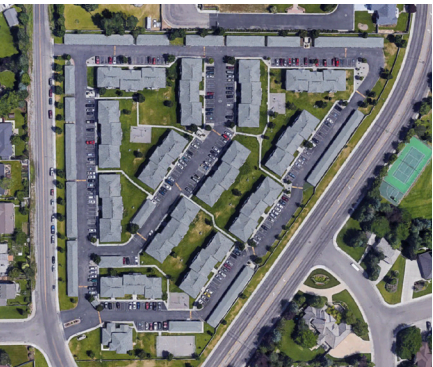
### Criteria of MMH

In a Walkable Context	✗
Multiple Units	✓
House-Form Building	✓
Pedestrian Building Frontage	✗
Parking behind Front Facade	✗



### Characteristics

- Limited pedestrian access
- Only one building type
- Driveway network does not create a neighborhood



### Criteria of MMH

In a Walkable Context	✓
Multiple Units	✓
House-Form Building	✓
Pedestrian Building Frontage	✗
Parking behind Front Facade	✗

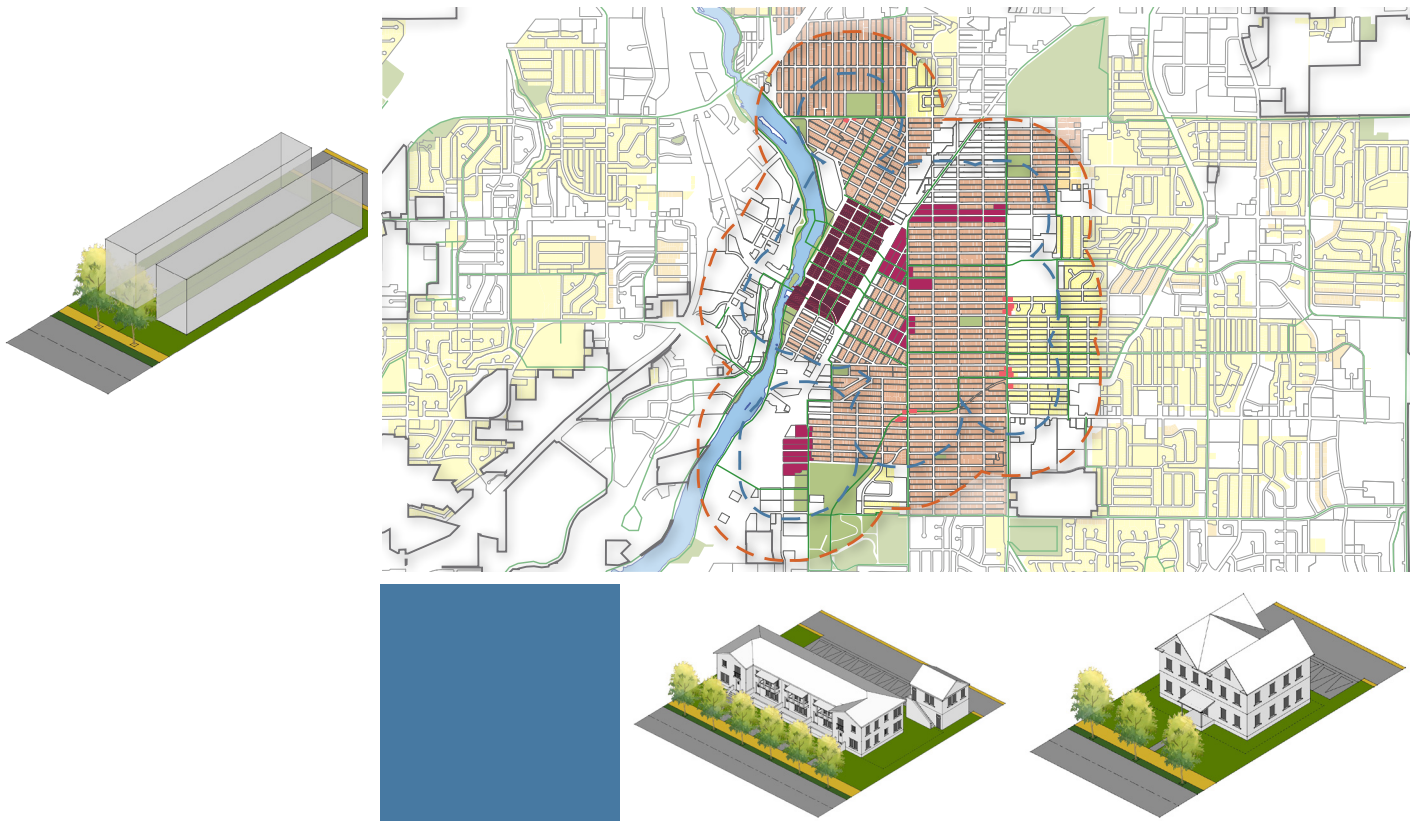




# Deep Dive™ Testing + Solutions for Missing Middle Housing

Prepared for:  
City of Idaho Falls

**September, 2020**



*Prepared For:*

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# What's Inside?

## Deep Dive™ Testing + Solutions for Missing Middle Housing

**Introduction**

5

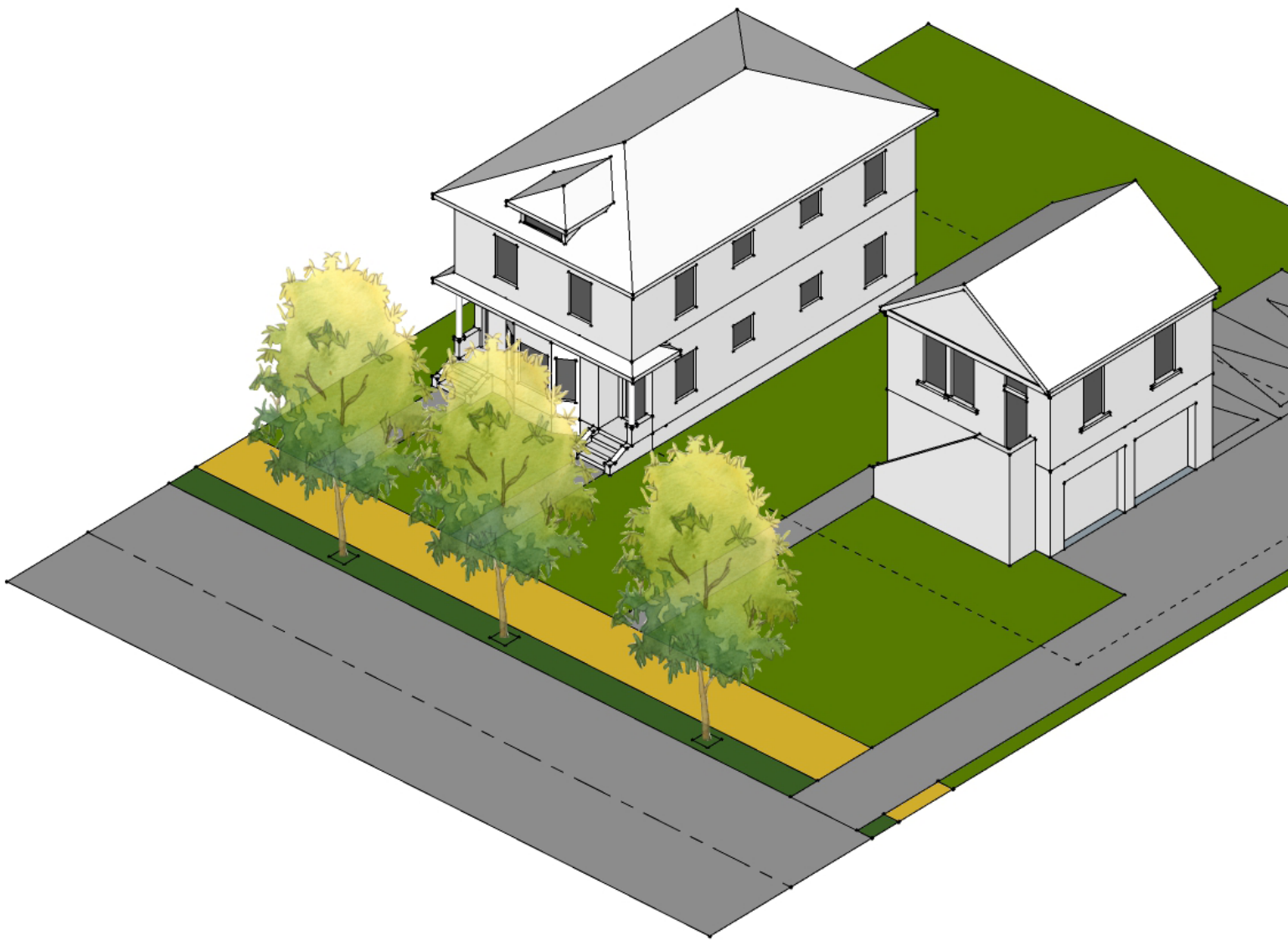
**Test of Zoning**

11

**Recommendations**

47





# Introduction

CHAPTER

1

## In this chapter

Purpose

6

Approach to Testing

8

# Purpose

**Identify recommended improvements to zoning to support MMH in Idaho Falls through detailed testing of the zoning standards.**

## Testing in Idaho Falls

This Deep Dive is the second part of a 2-part analysis of the City's zoning to identify barriers to and solutions for Missing Middle Housing.

The Deep Dive is focused on the following:

- Test the existing zoning on a variety of sites to compare what the zoning allows with what it actually yields: the number of dwellings allowed and the maximum building size. This is tested through two scenarios:
- Demonstrate what is allowed under existing zoning standards, and
- Demonstrate which MMH types would generally comply with the zone intent while gently increasing resultant density without significantly altering the existing physical character of neighborhoods where the zone is applied.

## Zoning Standards

As identified in the MMH Scan™, several barriers exist in the City's zoning. In order to understand what to do about the barriers, the testing in Chapter 2 of this Deep Dive™ focuses on the lot sizes that are most prevalent in the zones studied in the MMH Scan™. These are identified in the following table.

Dimensions of Tested Lots	
Zones	Lot Size
R1	50' x 125'
R1	70' x 100'
R1	95' x 100'
R2	75' x 100'
R2	140' x 100'
TN	50' x 120'
TN	25' x 120'
DT	50' x 100'



## Approach to Testing for the R1 and R2

In order to efficiently test zone standards, lot dimensions for each of the tested zones were selected based on common lot types in existing Idaho Falls neighborhoods where each zone is applied. Because the purpose of this testing is to identify barriers to MMH types, and because smaller lots tend to impose more limits on development due to their smaller size, small lots are given preference over larger lots, even if large lots are also common for a specific zone.

For the R1, R2, and TN zones, each of the tested lot dimensions is modeled with the zoning envelope, the allowed building form, and one or more MMH types. The building envelope demonstrates the area on a lot that could be occupied by a building according to the maximum height and setbacks established in the zone. The allowed building form demonstrates what a building could look like under existing zoning standards when additional regulations such as parking and lot cover are taken into account. The MMH types comply with existing standards to the extent possible. An intended outcome of this exercise is to show what standards limit production of MMH types, so in some instances the MMH models violate certain existing standards in order to demonstrate how they would need to be adjusted to accommodate that MMH type, if that is determined to be a desirable course of action in that zone.

Areas in Idaho Falls where the tested zones are mapped feature neighborhoods both with and without alleys. For that reason, each zone test shows MMH scenarios for alley-loaded and front-loaded lots.

Parking standards for multi-unit buildings in most zones are based on the number of bedrooms in a residential unit. To account for this, it is assumed that all units in Duplex and Triplex MMH types feature

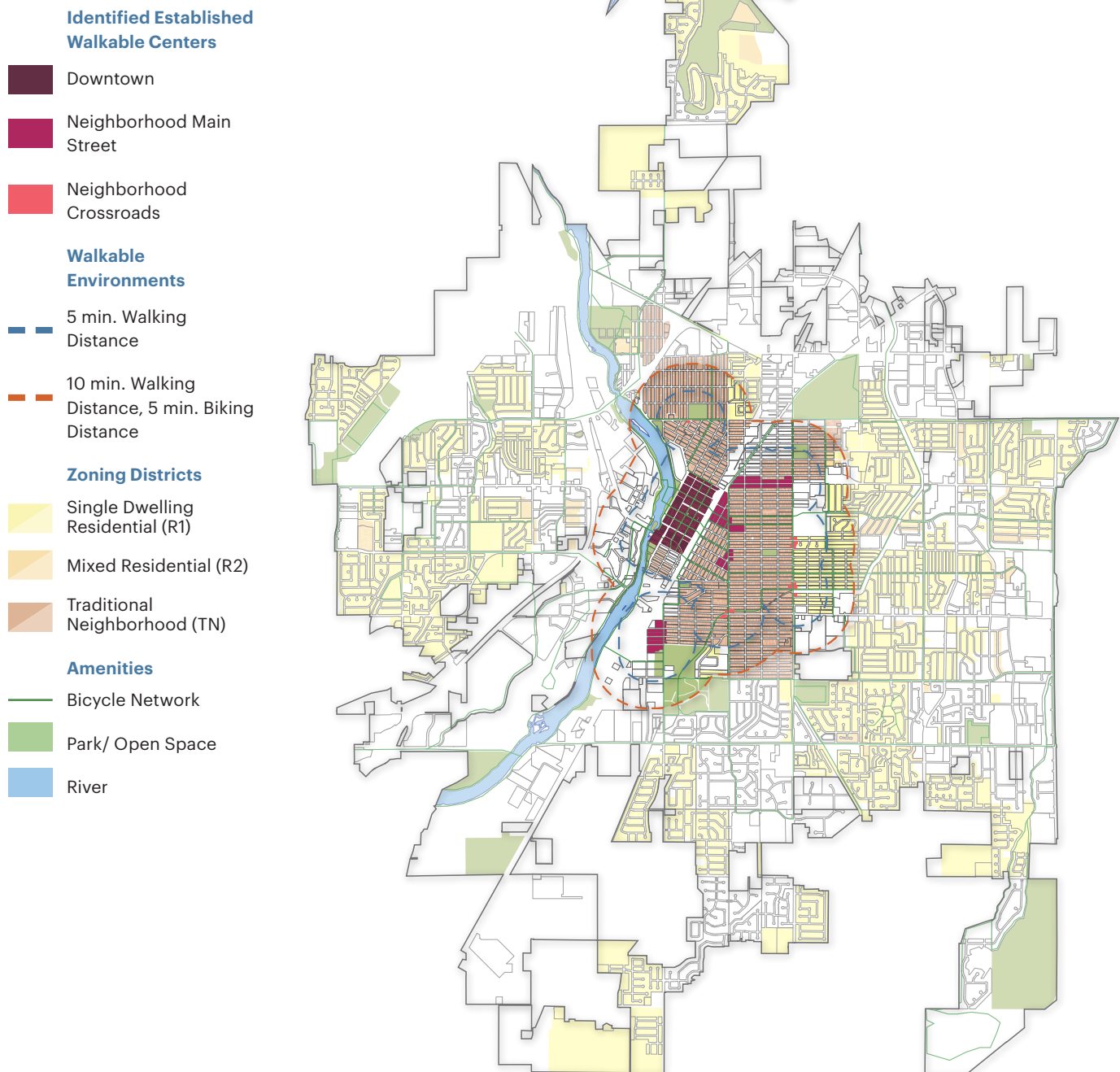
two bedrooms, while units in all of the other MMH types feature 1-bedroom and/or studio units. These types are not limited to these unit configurations, however since the building footprint of MMH types is meant to be house-scale, adding more units to a building means the units get smaller rather than the building getting bigger.

To test the City Core FBC, those building types regulated by the FBC that most closely match MMH types were tested. This includes the Townhome, General Stoop, and Yard Building types. While the Townhome and General Stoop Buildings can be used in downtown contexts where MMH would not be appropriate, the standards for these types were tested in Sub-districts with a more residential character that is more consistent with environments where MMH is most effective. Since the FBC regulates by specific building type, a building envelope was not modeled.

**Note:** The building types shown in the zone testing were selected according to their ability to fit within the dimensions of the tested lots and their consistency with either the existing building form in the areas where the tested zones are applied, or with the intent statements for the tested zones.

# Approach to Testing

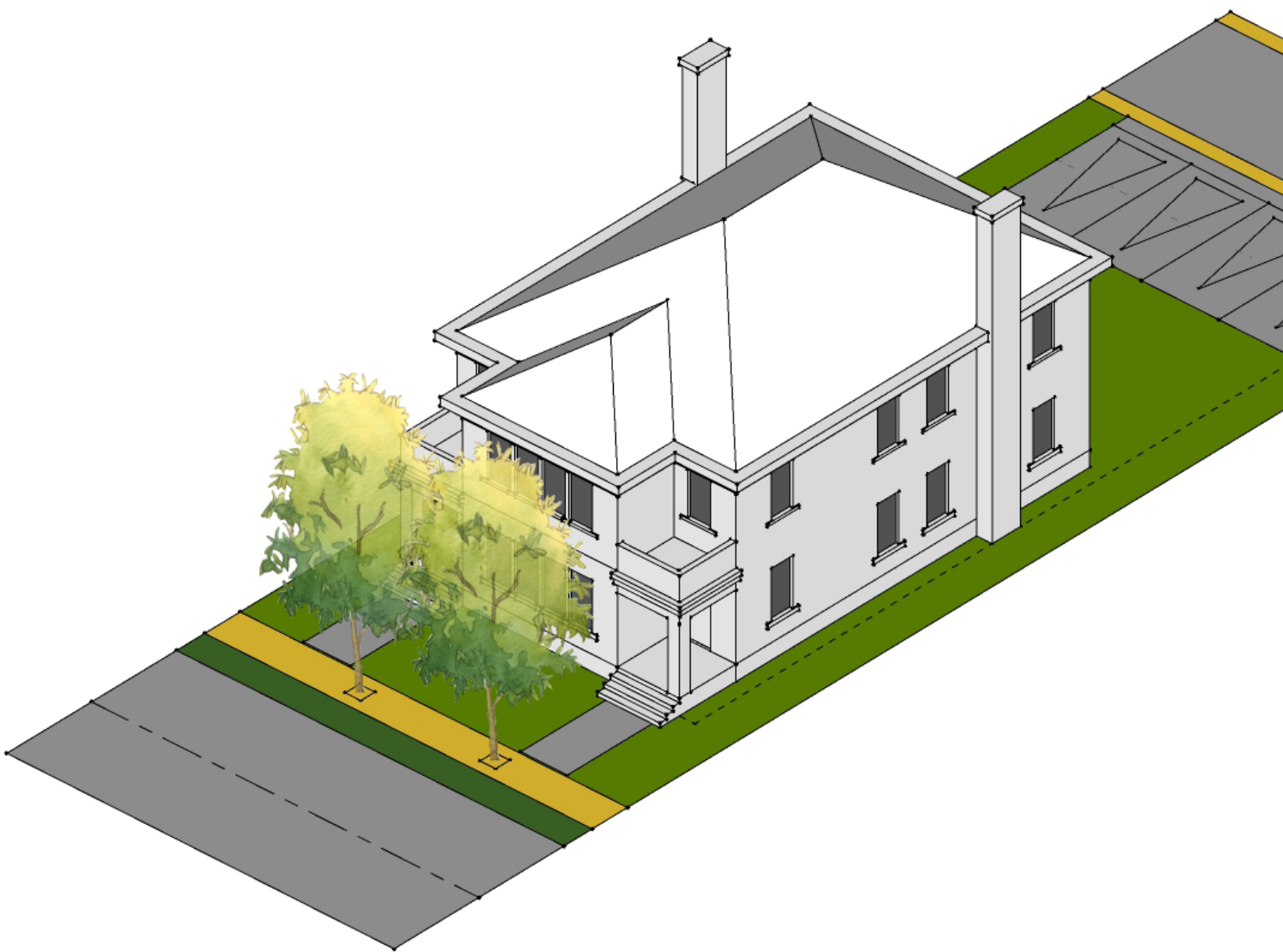
**Figure 1.1** Maps of selected zones to test.



## Target Areas for Testing of Zoning

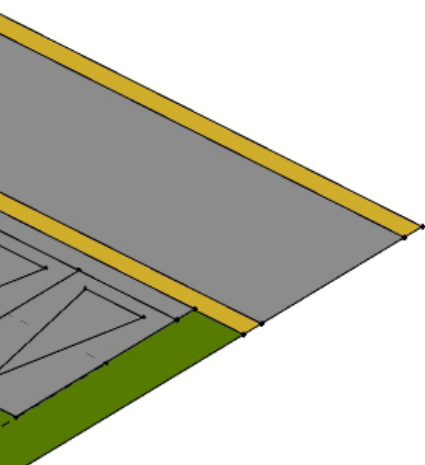
This map identifies the targeted areas within the City where the zoning standards will be tested. It is expected that testing in these areas will also address lots in and near other “established walkable centers”.





# Test of Zoning

## CHAPTER 2



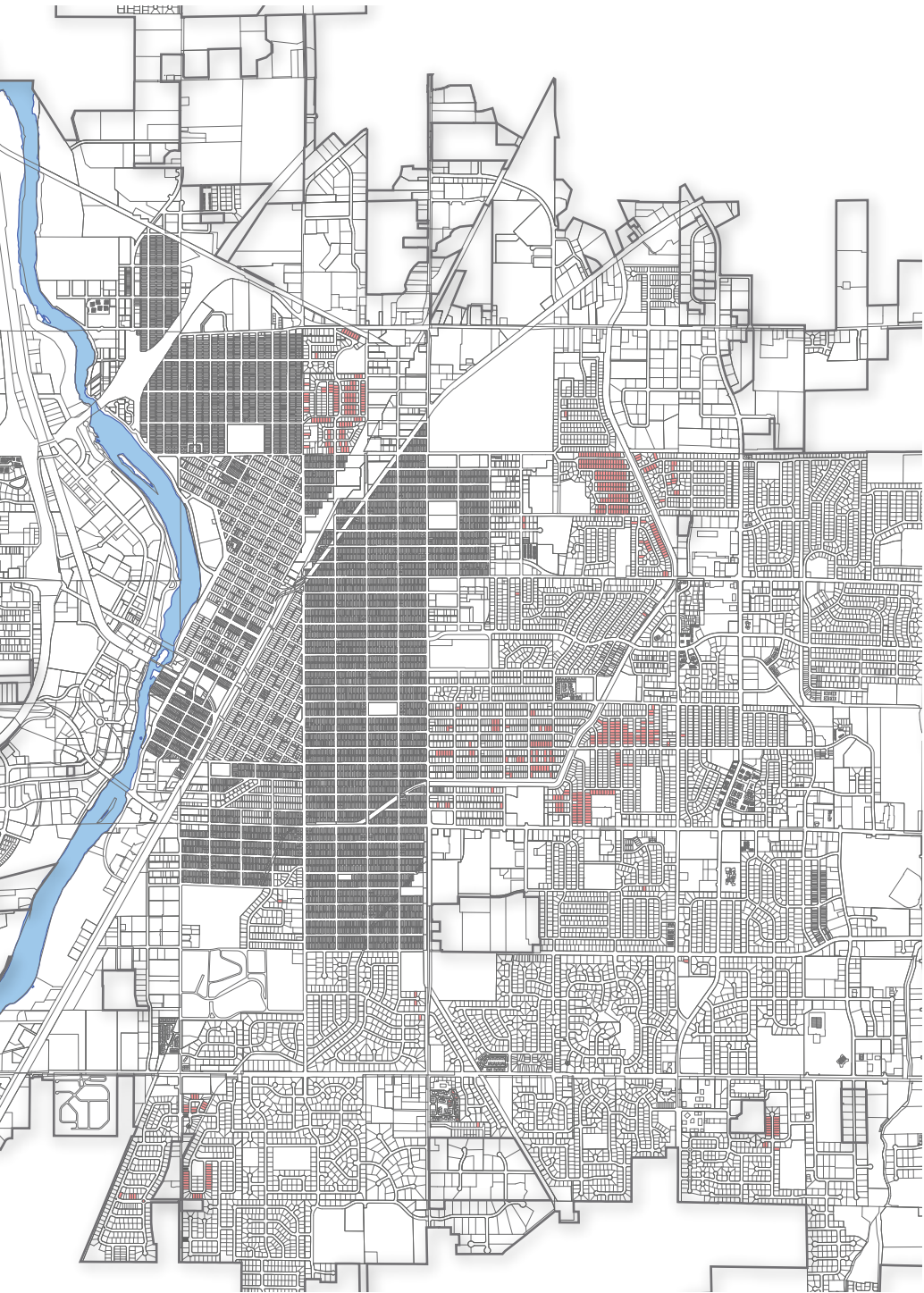
### In this chapter

R1 Zone 50' x 125'	13
R1 Zone 70' x 100'	17
R1 Zone 95' x 100'	21
R2 Zone 75' x 100'	25
R2 Zone 140' x 100'	28
TN Zone 50' x 120'	33
TN Zone 25' x 120'	38
DT Zone Edge C 50' x 100'	40
DT Zone Edge C 50' x 100'	42
DT Zone South Downtown Historic Residential 50' x 100'	44





# R1 Zone 50' x 125'

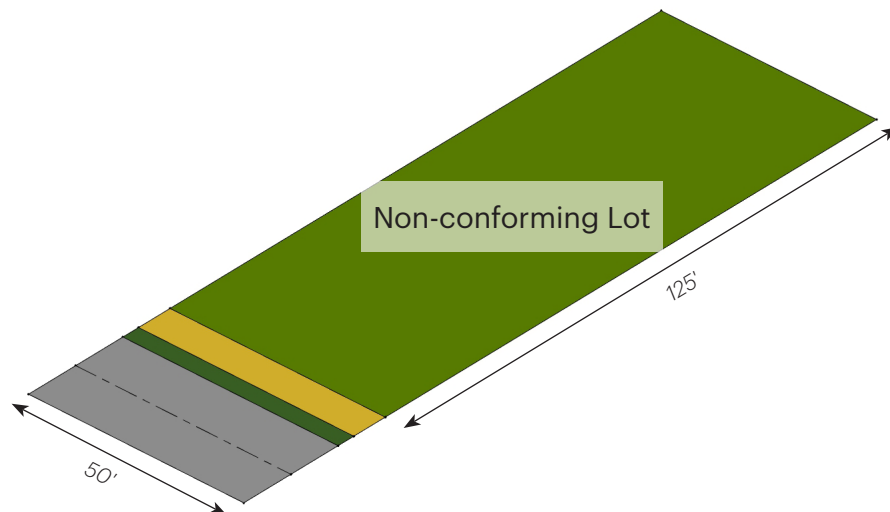


**Figure 2.1** Lots in R1 that are similar to the lot tested.

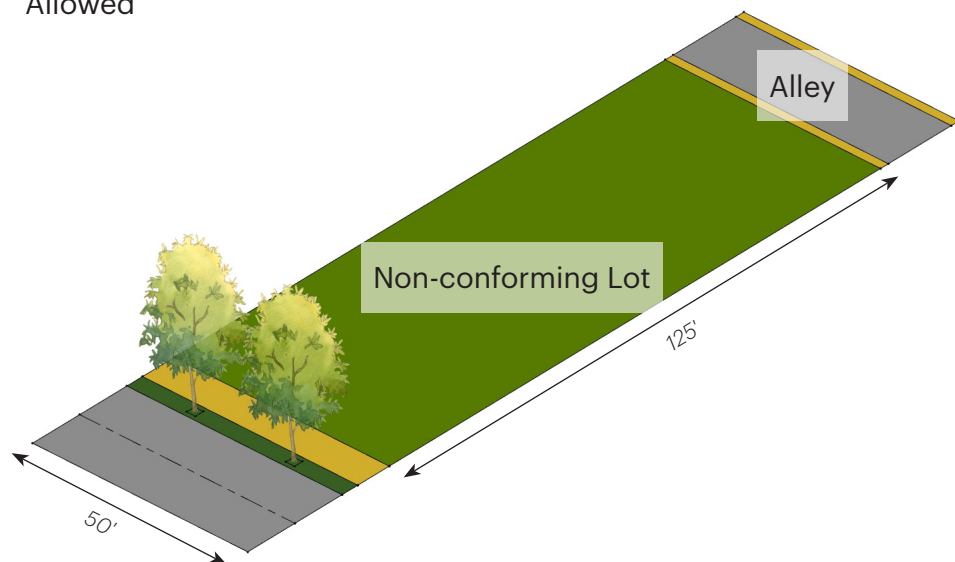
**Key**  
+/- 50' Lot Width

## Envelope + Max. Potential Development per Existing Standards

### Envelope



### Allowed



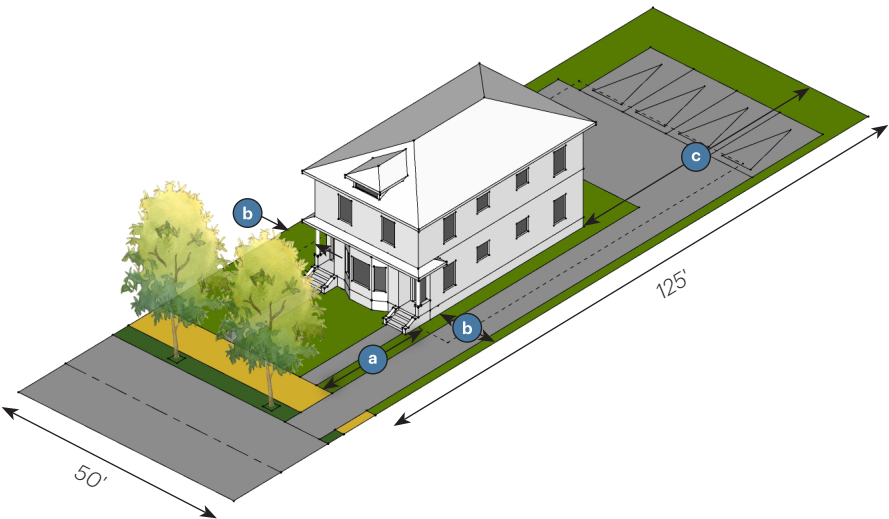
Lot does not comply with min.  
Lot Area requirement of 7,000  
sf.

R1 Zone, 50' x 125' Lot	Zone Standards
<b>Building Form</b>	
Height	24' max.
Min. Lot Area	7,000 sf
Lot Coverage*	40%
<b>Parking</b>	
Parking Spaces	2 per dwelling in single unit; 1 per bedroom but no more than 2 per unit in multi-unit
<b>Density</b>	
Density	6 du/ac

\*In R1 lot coverage shall only include those areas under roofs.

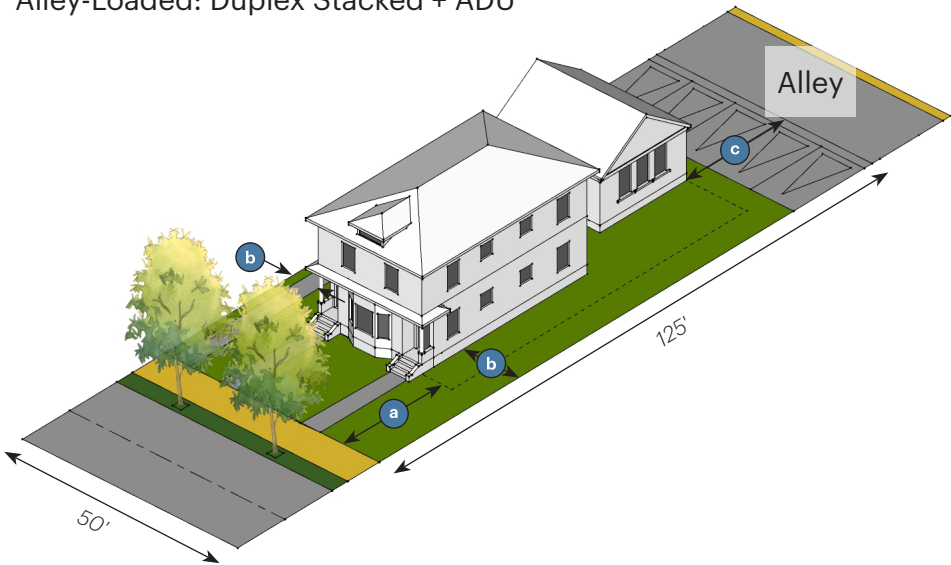
Missing Middle Options

Front-Loaded: Duplex Stacked



- Key**
- Setbacks
- a Front = 25'
  - b Side = 13'
  - c Rear = 58'

Alley-Loaded: Duplex Stacked + ADU



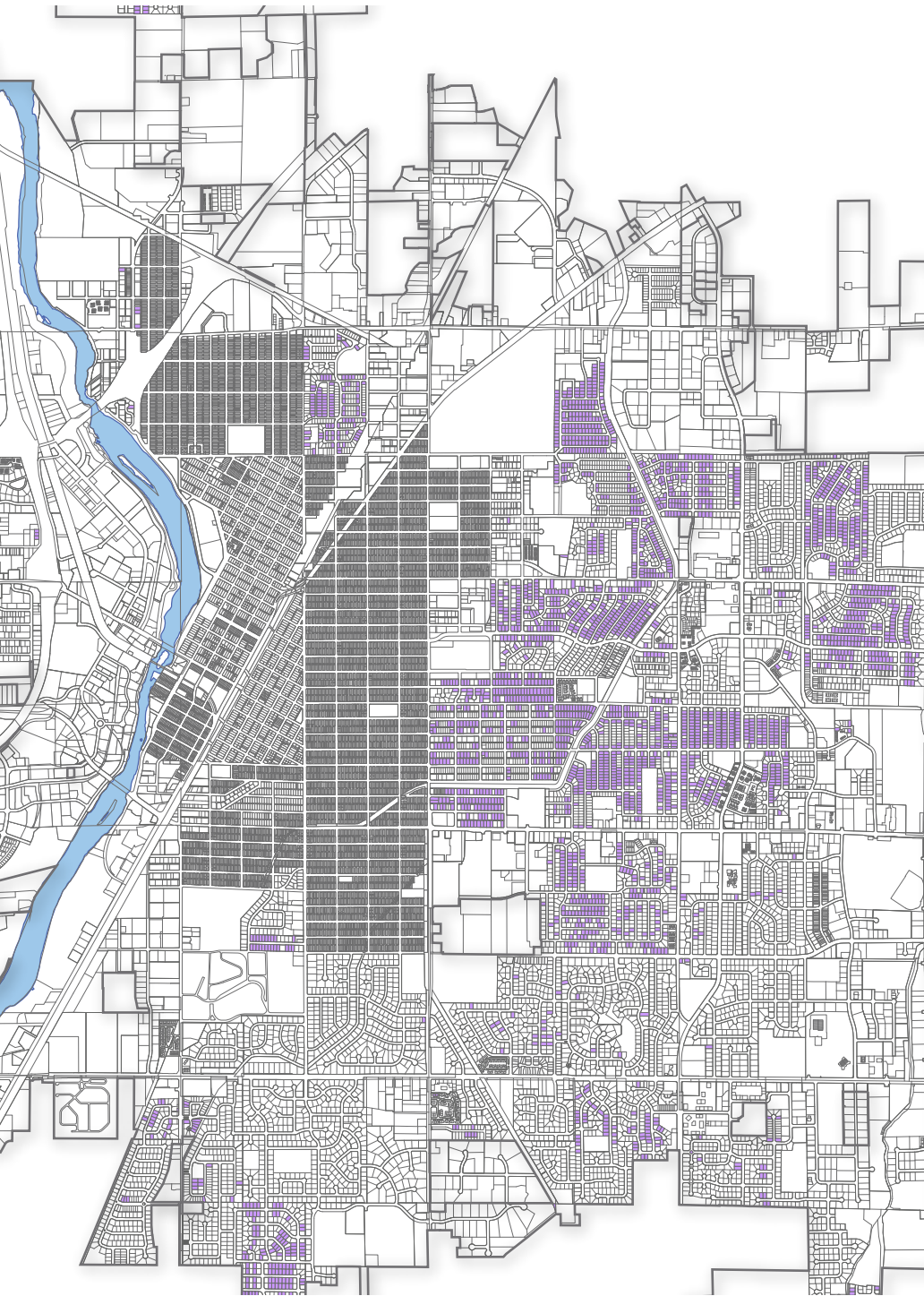
- Key**
- Setbacks
- a Front = 25'
  - b Side = 13'
  - c Rear = 25'

R1 Zone, 50' x 125' Lot, MM Options	Front-Loaded	Alley-Loaded
<b>Building Form</b>		
Height	21'	21'
Building Footprint	992 sf	992 sf + 528 sf
Lot Coverage	16%	25%
<b>Parking</b>		
Parking Spaces	4	5
<b>Density</b>		
Number of Units	2	3
Density	14 du/ac	21 du/ac






# R1 Zone 70' x 100'



**Figure 2.2** Lots in R1 that are similar to the lot tested.

**Key**

 +/- 70' Lot Width

## Envelope + Max. Potential Development per Existing Standards

### Envelope

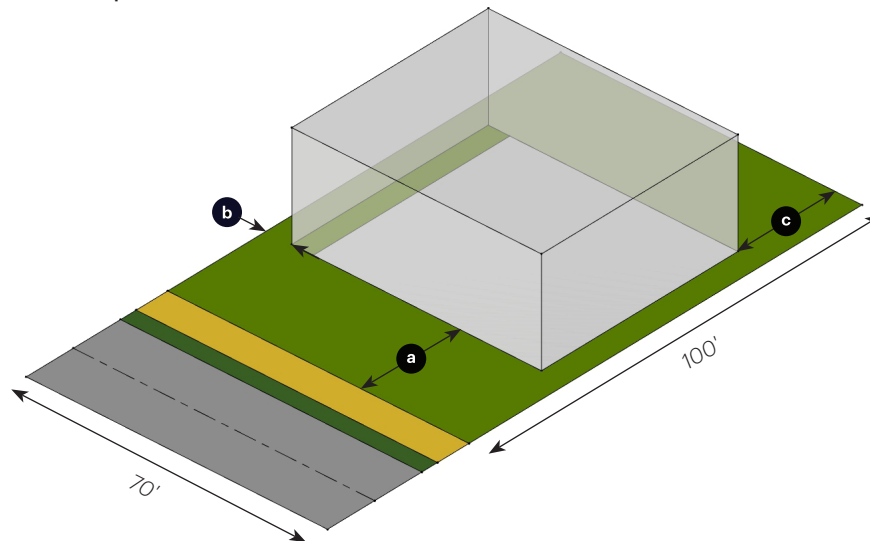
#### Key

Setbacks

**a** Front = 25'

**b** Side = 6'

**c** Rear = 25'



### Allowed - 1 Unit

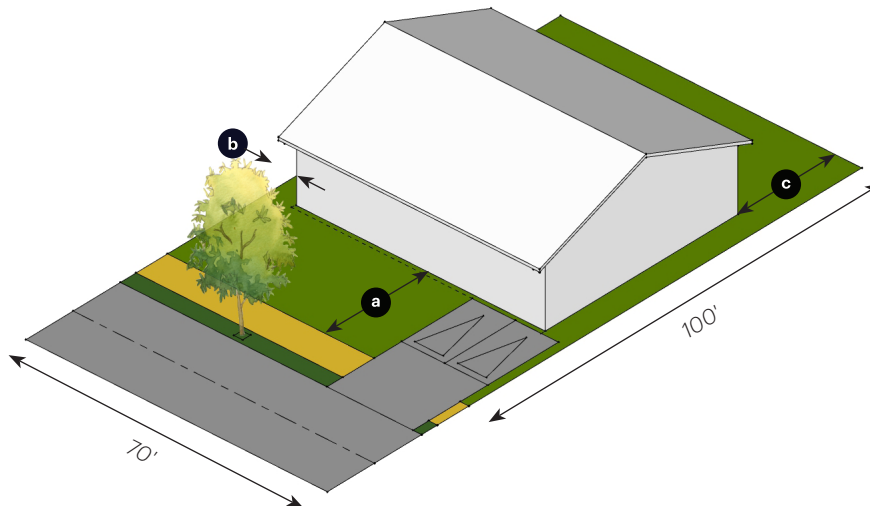
#### Key

Setbacks

**a** Front = 26'

**b** Side = 6'

**c** Rear = 25'



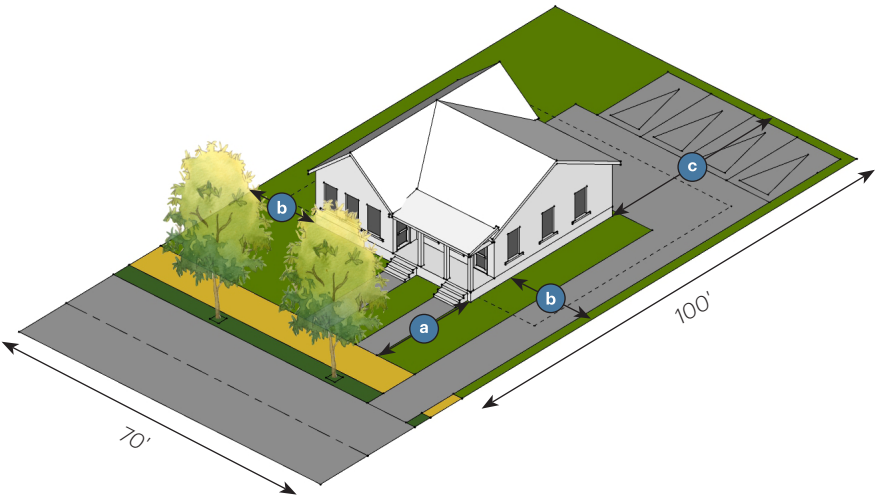
R1 Zone, 70' x 100' Lot	Zone Standards
<b>Building Form</b>	
Height	24' max.
Min. Lot Area	7,000 sf
Lot Coverage*	40%
<b>Parking</b>	
Parking Spaces	2 per dwelling in single unit; 1 per bedroom but no more than 2 per unit in multi-unit
<b>Density</b>	
Density	6 du/ac

\*In R1 lot coverage shall only include those areas under roofs.



Missing Middle Options

Front-Loaded: Duplex Side-by-Side

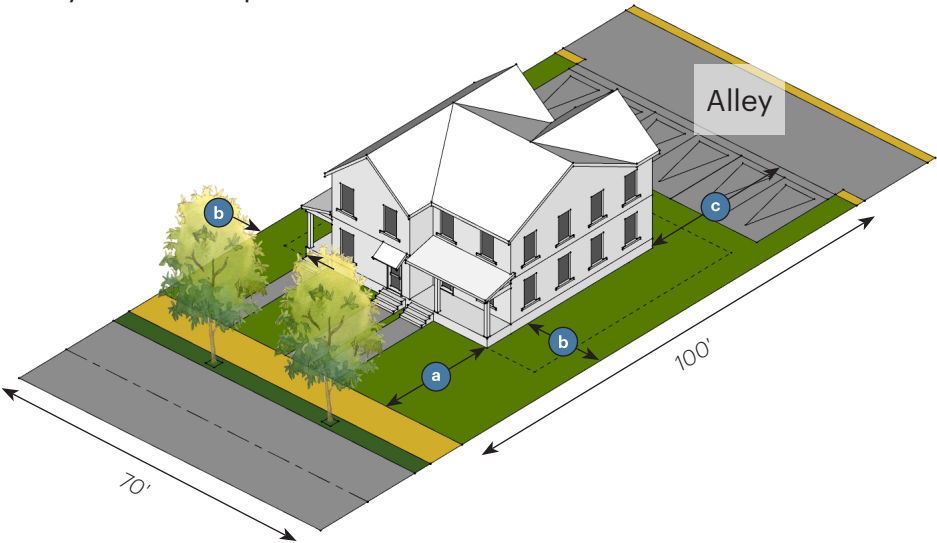


Key

Setbacks

- a Front = 23'
- b Side = 15' (left); 19' (right)
- c Rear = 41'

Alley-Loaded: Triplex



Key

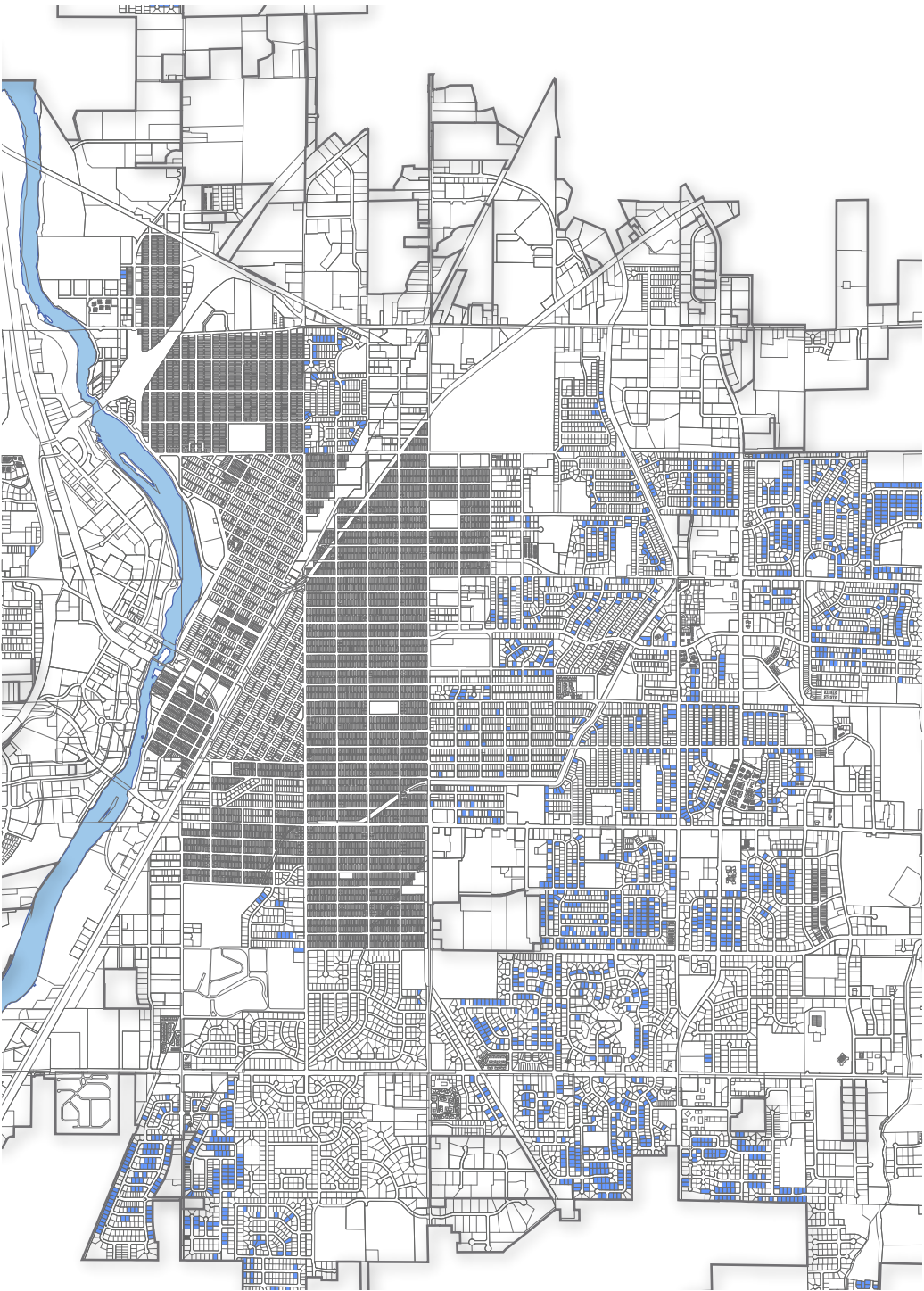
Setbacks

- a Front = 25'
- b Side = 11' (left); 17' (right)
- c Rear = 33'

R1 Zone, 70' x 100' Lot, MM Options	Front-Loaded	Alley-Loaded
Building Form		
Height	11'	20'
Building Footprint	1,118 sf	1,296 sf
Lot Coverage	19%	20%
Parking		
Parking Spaces	4	6
Density		
Number of Units	2	3
Density	12.5 du/ac	18.75 du/ac



# R1 Zone 95' x 100'



**Figure 2.3** Lots in R1 that are similar to the lot tested.

**Key**  
75'-90' Lot Width



## Envelope + Max. Potential Development per Existing Standards

### Envelope

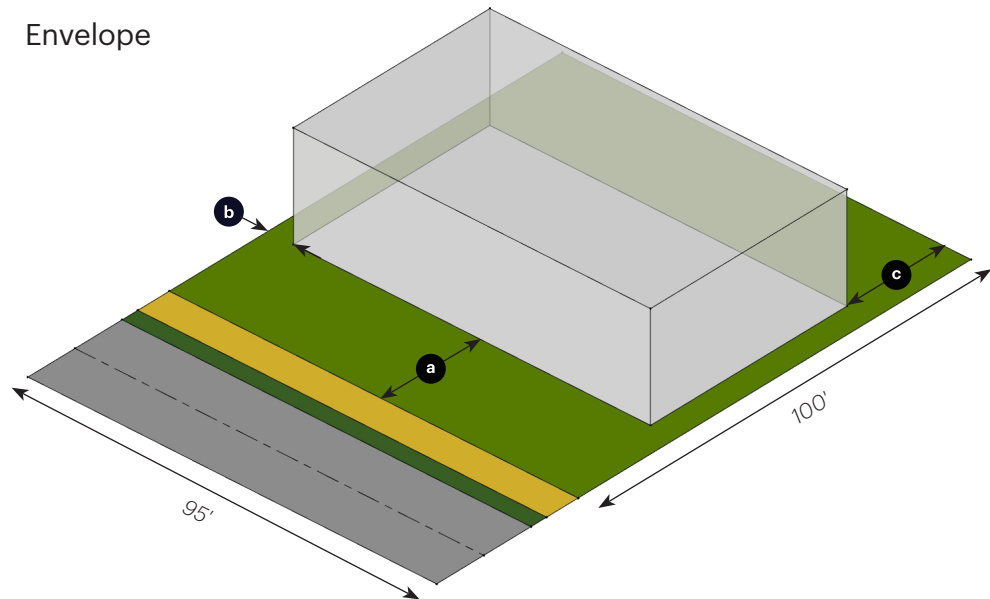
#### Key

Setbacks

**a** Front = 25'

**b** Side = 6'

**c** Rear = 25'



### Allowed

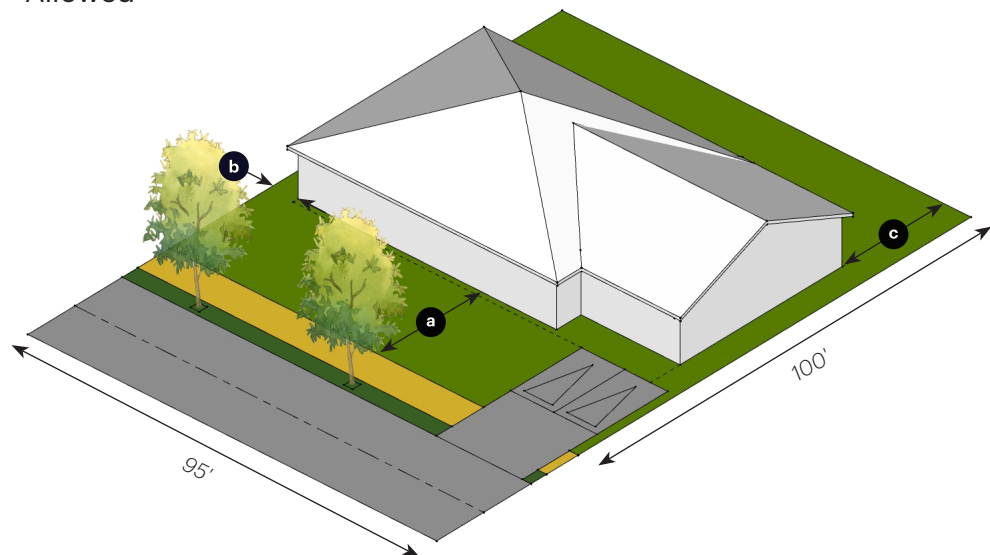
#### Key

Setbacks

**a** Front = 26.5'

**b** Side = 6'

**c** Rear = 25'

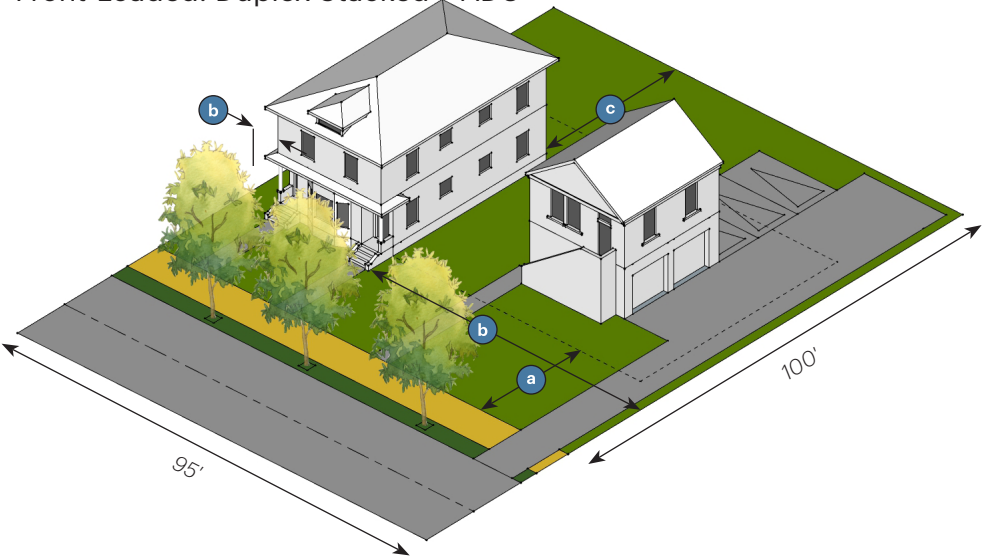


R1 Zone, 95' x 100' Lot	Zone Standards
<b>Building Form</b>	
Height	24' max.
Min. Lot Area	7,000 sf
Lot Coverage*	40%
<b>Parking</b>	
Parking Spaces	2 per dwelling in single unit; 1 per bedroom but no more than 2 per unit in multi-unit
<b>Density</b>	
Density	6 du/ac

\*In R1 lot coverage shall only include those areas under roofs.

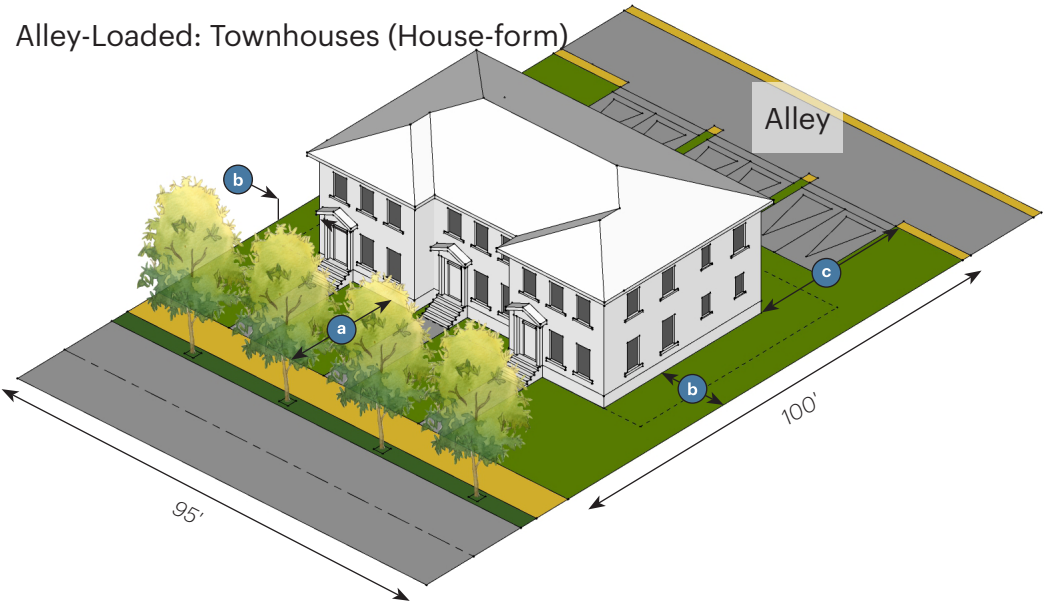
Missing Middle Options

Front-Loaded: Duplex Stacked + ADU



- Key**
- Setbacks
- a** Front = 25'
  - b** Side = 7.5' (left); 63.5' (right)
  - c** Rear = 36'

Alley-Loaded: Townhouses (House-form)



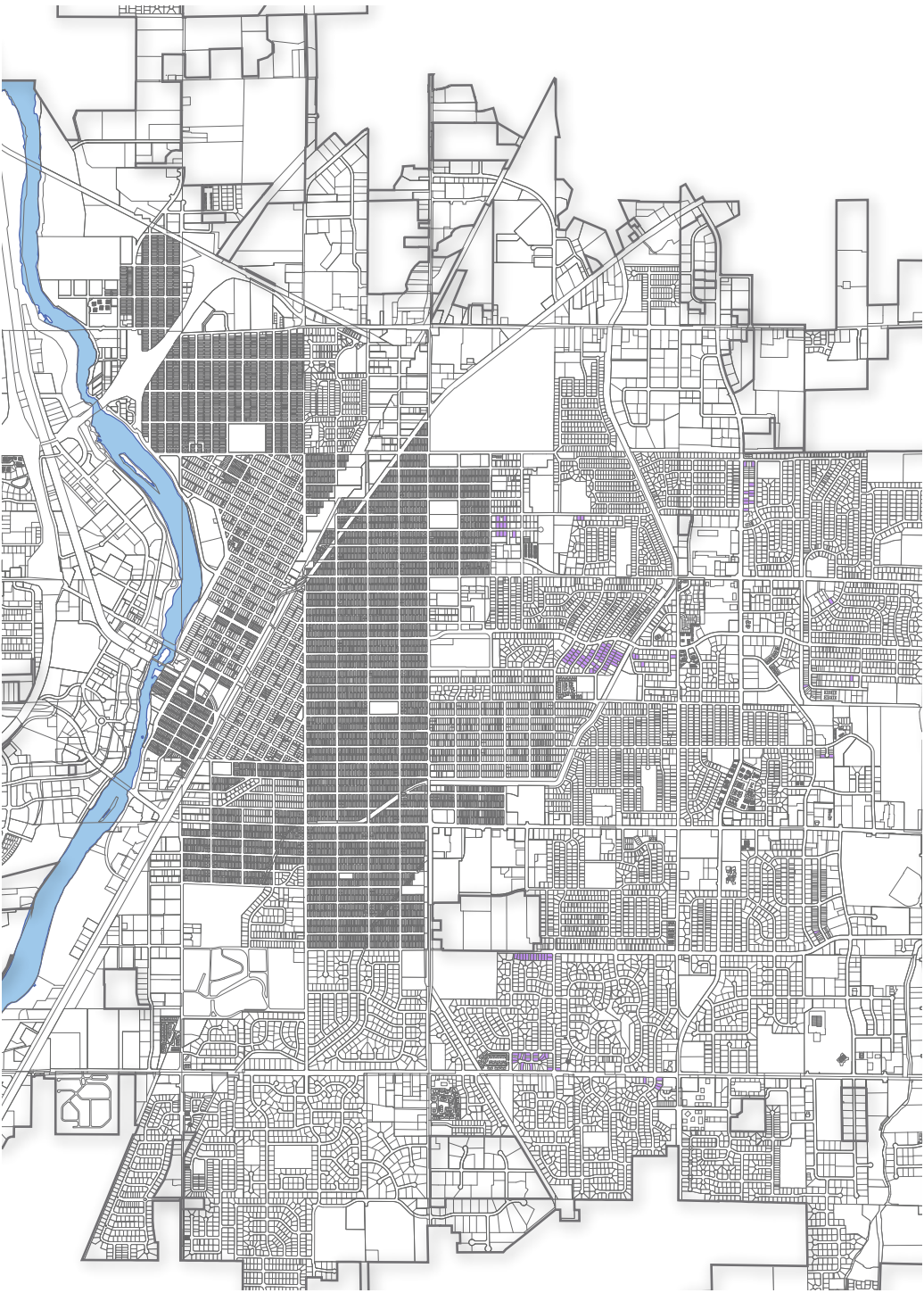
- Key**
- Setbacks
- a** Front = 25'
  - b** Side = 14.5'
  - c** Rear = 35'

R1 Zone, 95' x 100' Lot, MM Options	Front-Loaded	Alley-Loaded
<b>Building Form</b>		
Height	21'	22.5'
Building Footprint	992 sf + 528 sf	2,640 sf
Lot Coverage	16%	28%
<b>Parking</b>		
Parking Spaces	5	6
<b>Density</b>		
Number of Units	3	3
Density	14 du/ac	14 du/ac





# R2 Zone 75' x 100'



**Figure 2.4** Lots in R2 that are similar to the lot tested.

**Key**  
+/- 70' Lot Width

## Envelope + Max. Potential Development per Existing Standards

### Envelope

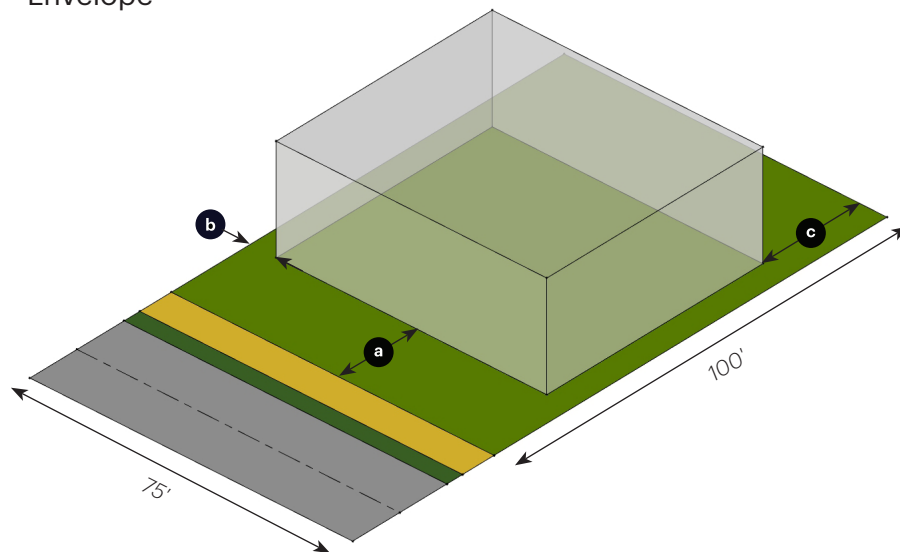
#### Key

Setbacks

**a** Front = 20'

**b** Side = 6'

**c** Rear = 25'



### Allowed - 2 Units

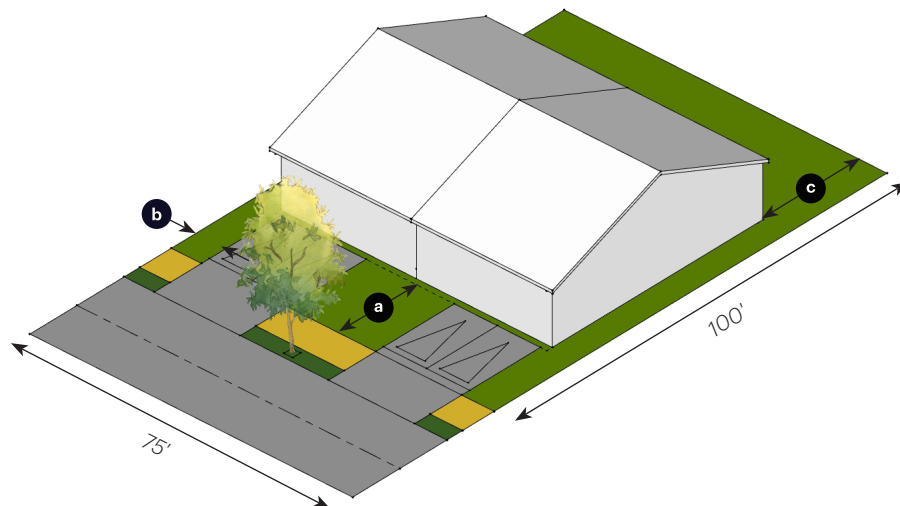
#### Key

Setbacks

**a** Front = 20'

**b** Side = 6'

**c** Rear = 25'

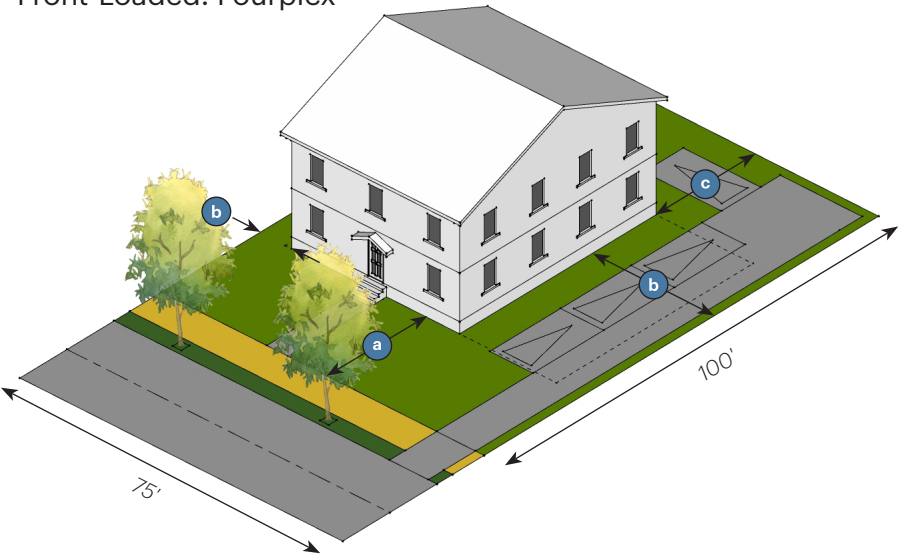


R2 Zone, 75' x 100' Lot	Zone Standards
<b>Building Form</b>	
Height	24' max.
Min. Lot Area	6,000 sf
Lot Coverage*	80%
<b>Parking</b>	
Parking Spaces	2 per dwelling in single unit; 1 per bedroom but no more than 2 per unit in multi-unit
<b>Density</b>	
Density	17 du/ac

\*For multi-unit uses lot coverage shall include all areas under roofs and paved surfaces, including driveways, walks, and parking areas.

Missing Middle Options

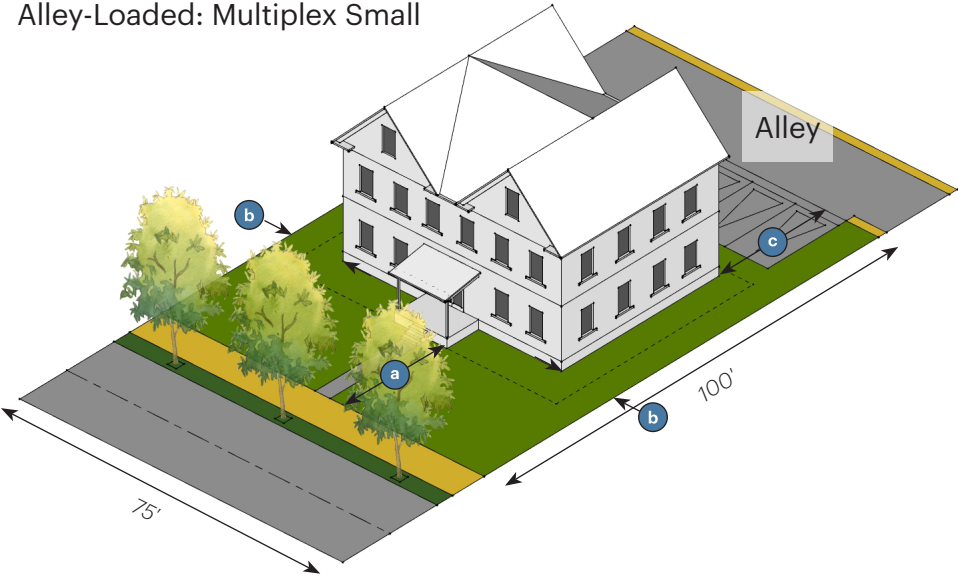
Front-Loaded: Fourplex



Key

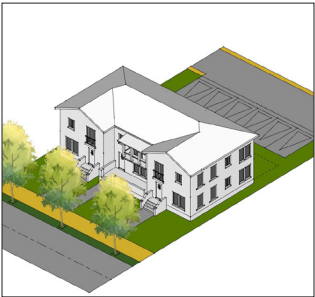
- Setbacks
- a Front = 25'
  - b Side = 7.5' (left); 28.5' (right)
  - c Rear = 25'

Alley-Loaded: Multiplex Small



Key

- Setbacks
- a Front = 25'
  - b Side = 12'
  - c Rear = 27'

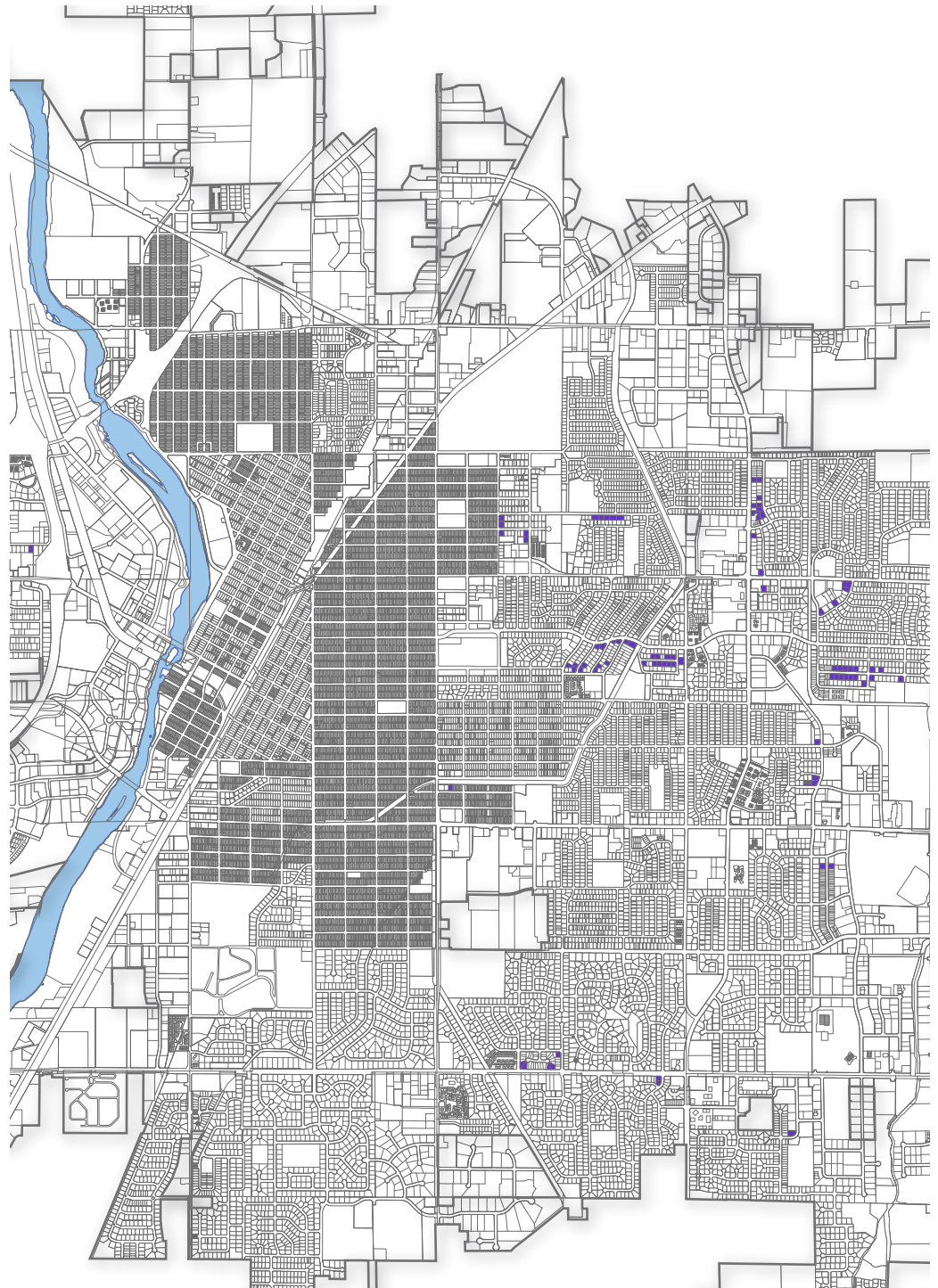


R2 Zone, 75' x 100' Lot, MM Options	Front-Loaded	Alley-Loaded
<b>Building Form</b>		
Height	23.5'	24'
Building Footprint	1,950 sf	2,030 sf
Lot Coverage	50%	44%
<b>Parking</b>		
Parking Spaces	4	6
<b>Density</b>		
Number of Units	4	6
Density	24 du/ac	35 du/ac

**Figure 2.5** Townhomes are a popular building type in the Idaho Falls market, and work well on alley-loaded lots. Attention to overall length and facade articulation can make this type more contextually appropriate in neighborhood settings.



## R2 Zone 140' x 100'



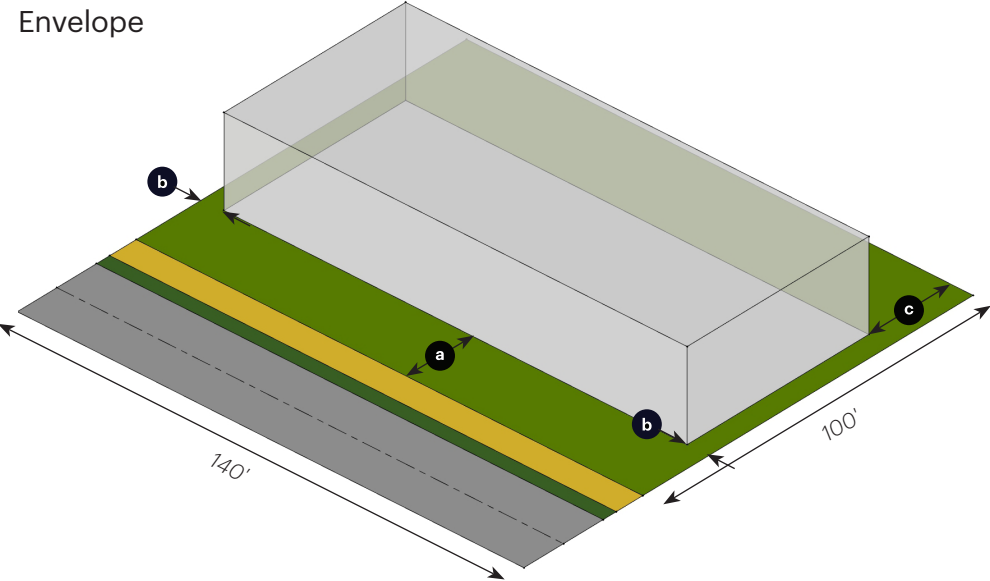
**Figure 2.6** Lots in R2 that are similar to the lot tested.

**Key**

>90' Lot Width

Envelope + Max. Potential Development per Existing Standards

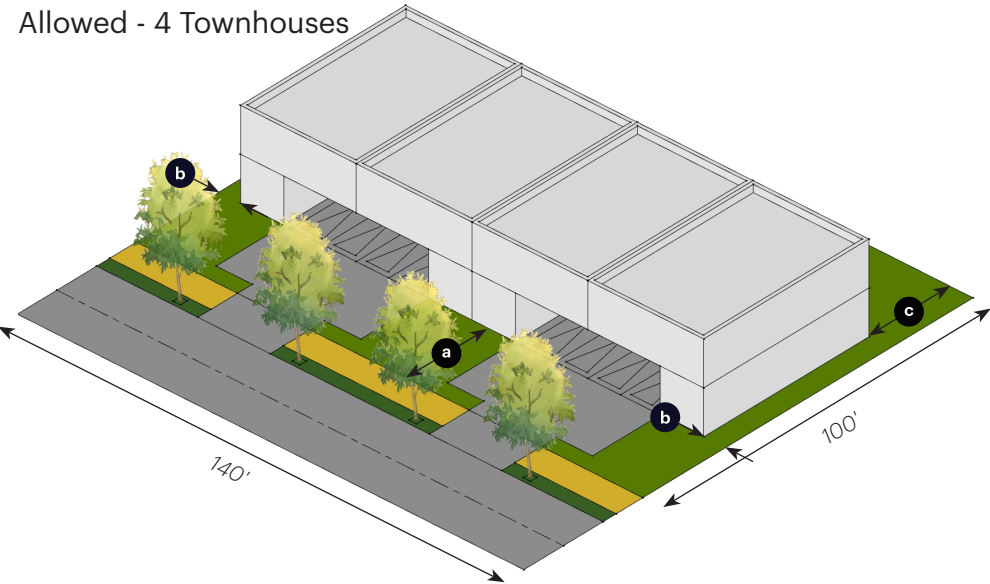
Envelope



Key

- Setbacks
- a Front = 20'
  - b Side = 6'
  - c Rear = 25'

Allowed - 4 Townhouses



Key

- Setbacks
- a Front = 25'
  - b Side = 6'
  - c Rear = 25'

R2 Zone, 140' x 100' Lot    Zone Standards	
Building Form	
Height	24' max.
Min. Lot Area	6,000 sf
Lot Coverage	80%
Parking	
Parking Spaces	2 per dwelling in single unit; 1 per bedroom but no more than 2 per unit in multi-unit
Density	
Density	17 du/ac

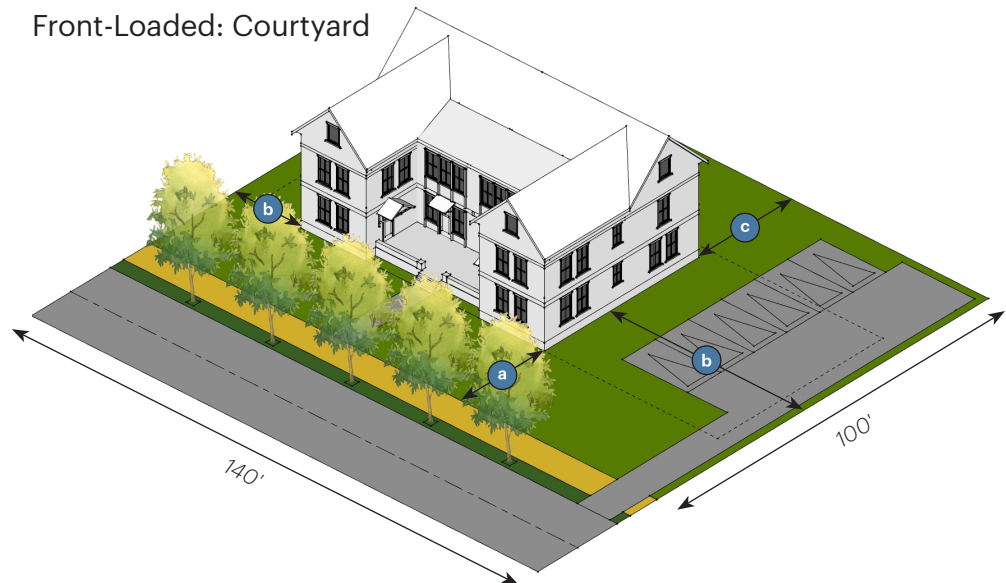
## MM Options

### Front-Loaded: Courtyard

#### Key

##### Setbacks

- a** Front = 25'
- b** Side = 19' (left);  
54' (right)
- c** Rear = 29'



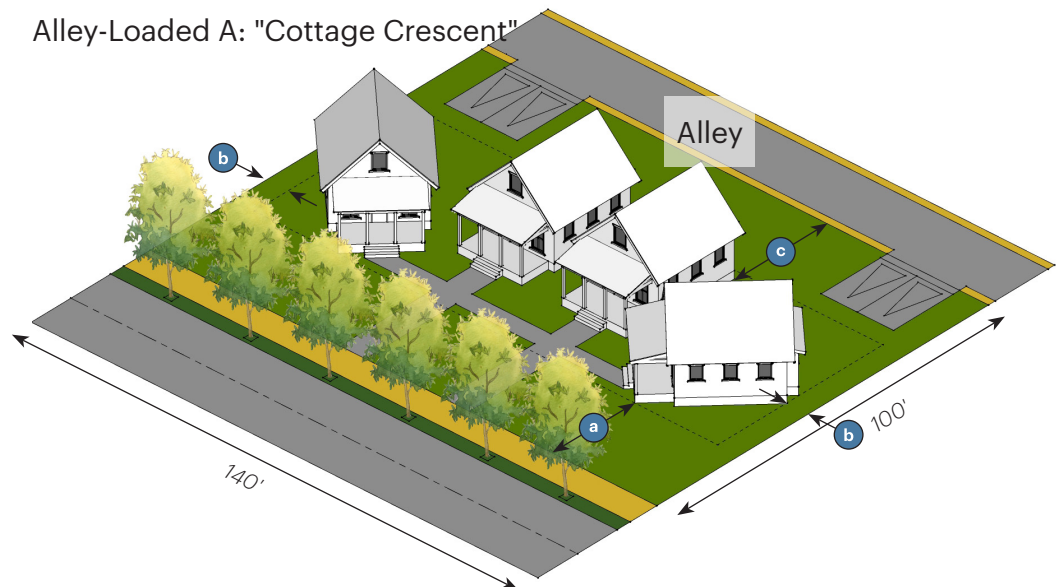
### Alley-Loaded A: "Cottage Crescent"

#### Key

##### Setbacks

- a** Front = 25'
- b** Side = 6'
- c** Rear = 25'

*This variation on the Cottage Court type responds to the relatively shallow lot depth and lacks the shared court space which is a major amenity for the Cottage Court type.*



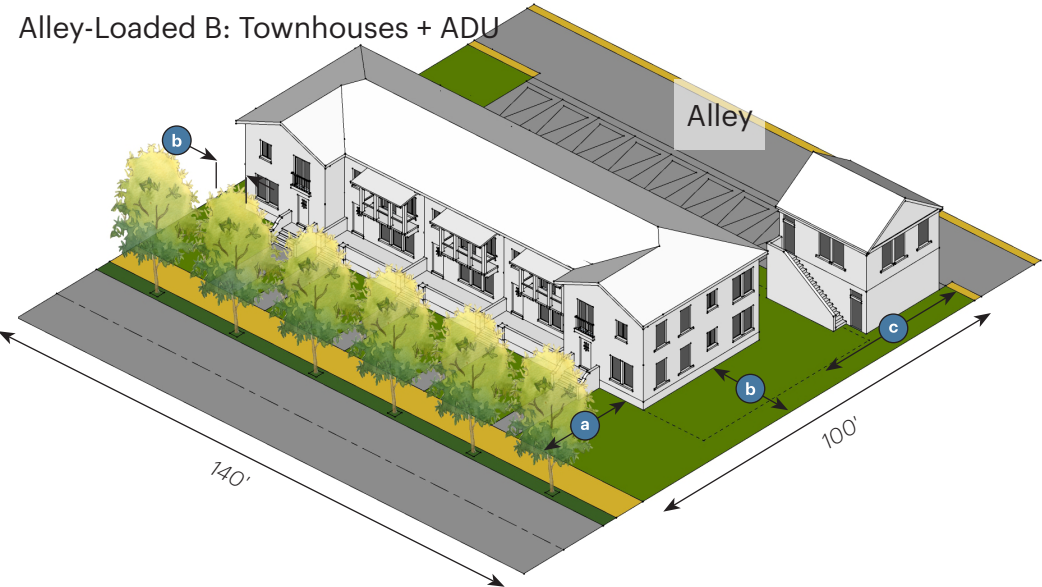
R2 Zone, 140' x 100' Lot, MM Options	Front-Loaded	Alley-Loaded A
<b>Building Form</b>		
Height	23'	13'
Building Footprint	3,137 sf	304 sf x 4
Lot Coverage*	41%	19%
<b>Parking</b>		
Parking Spaces	6	4
<b>Density</b>		
Number of Units	6	4
Density	18.75 du/ac	12.5 du/ac

\*For multi-unit uses lot coverage shall include all areas under roofs and paved surfaces, including driveways, walks, and parking areas.



Missing Middle Options

Alley-Loaded B: Townhouses + ADU



- Key**
- Setbacks
- a Front = 25'
  - b Side = 7.5' (left); 22.5' (right)
  - c Rear = 40.5'

Alley-Loaded C: Multiplexes Small

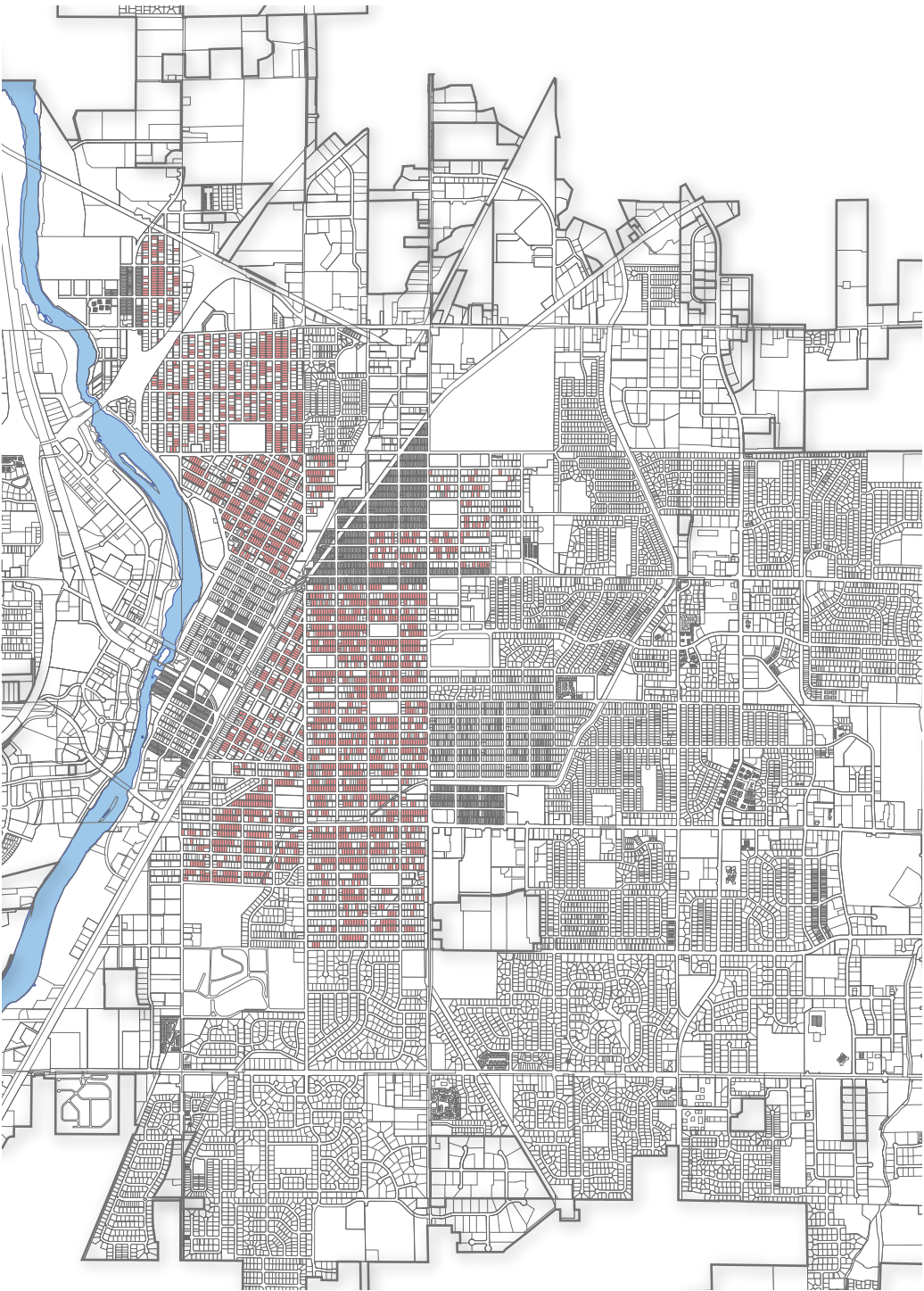


- Key**
- Setbacks
- a Front = 25'
  - b Side = 7'
  - c Rear = 27'

R2 Zone, 140' x 100' Lot, MM Options	Alley-Loaded B	Alley-Loaded C
<b>Building Form</b>		
Height	21'	24'
Building Footprint	3,454 sf + 528 sf	2,030 sf x 2
Lot Coverage	37%	48%
<b>Parking</b>		
Parking Spaces	6	12
<b>Density</b>		
Number of Units	6	12
Density	18.75 du/ac	37.5 du/ac



# TN Zone 50' x 120'



**Figure 2.7** Lots in TN that are similar to the lot tested.

**Key**  
+/- 50' Lot Width



## Envelope + Max. Potential Development per Existing Standards

### Envelope

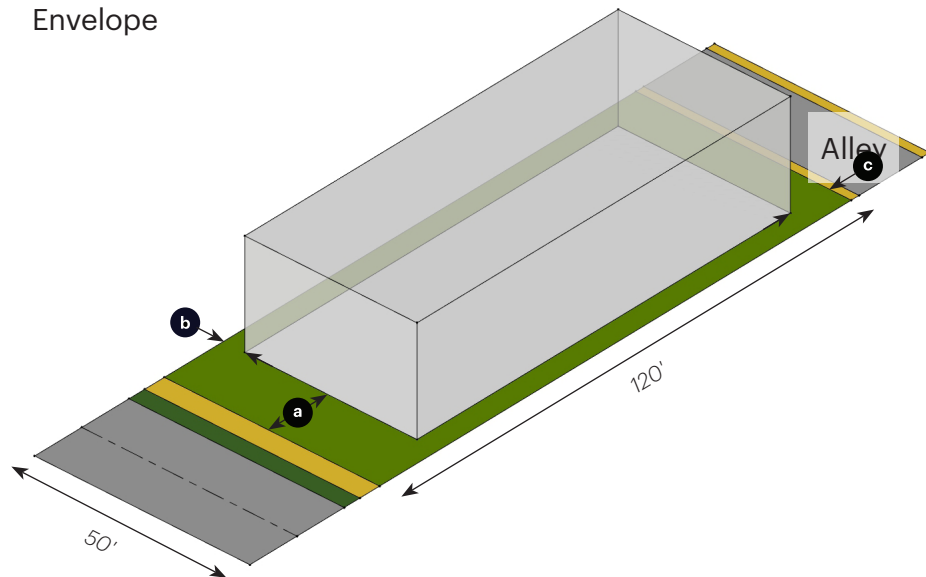
#### Key

Setbacks

**a** Front = 15'

**b** Side = 5'

**c** Rear = 10'



### Allowed - 2 Units

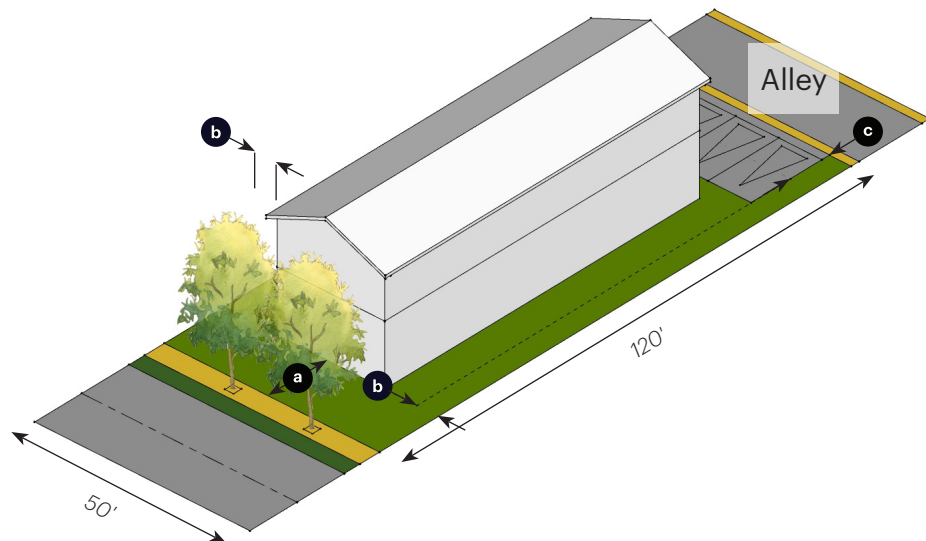
#### Key

Setbacks

**a** Front = 15'

**b** Side = 5'

**c** Rear = 10'

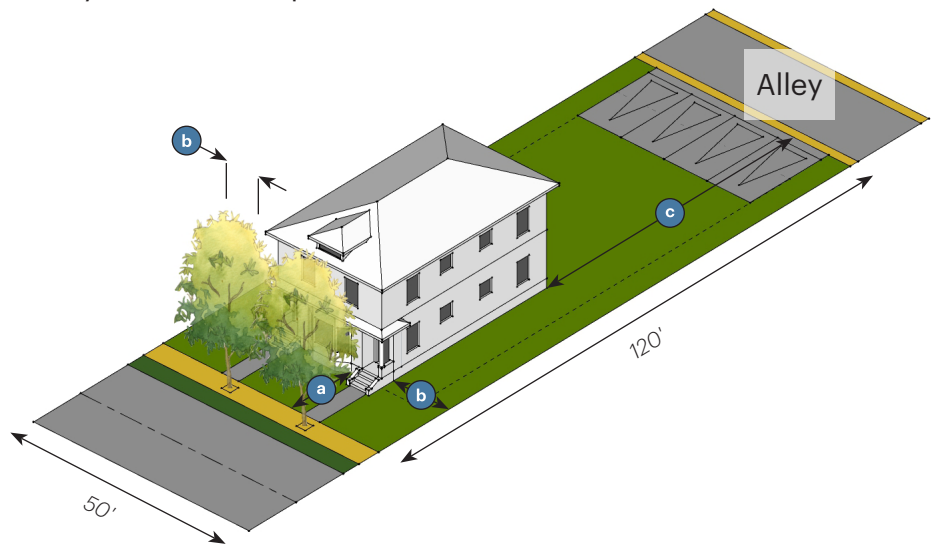


TN Zone, 50' x 120' Lot	Zone Standards
<b>Building Form</b>	
Height	24' max.
Min. Lot Area	3,000 sf
Lot Coverage*	50%
<b>Parking</b>	
Parking Spaces	2 per dwelling in single unit; 1 per bedroom but no more than 2 per unit in multi-unit
<b>Density</b>	
Density	15 du/ac

\*For multi-unit uses lot coverage shall include all areas under roofs and paved surfaces, including driveways, walks, and parking areas.

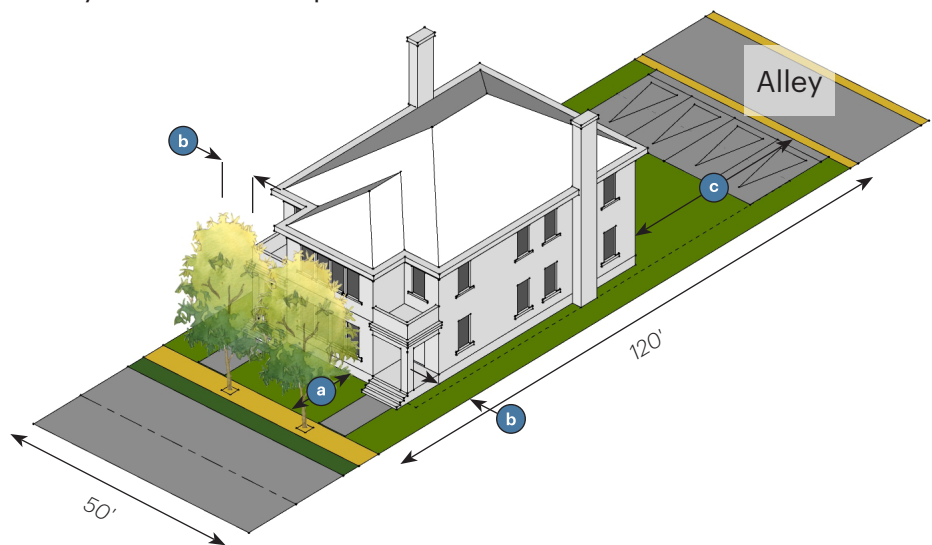
Missing Middle Options

Alley-Loaded A: Duplex Stacked



- Key**
- Setbacks
- a Front = 15'
  - b Side = 13'
  - c Rear = 63'

Alley-Loaded B: Fourplex



- Key**
- Setbacks
- a Front = 15'
  - b Side = 13'
  - c Rear = 63'

TN Zone, 50' x 120' Lot, MM Options	Alley-Loaded A	Alley-Loaded B
<b>Building Form</b>		
Height	21'	23'
Building Footprint	992 sf	1,800 sf
Lot Coverage	33%	50%
<b>Parking</b>		
Parking Spaces	4	4
<b>Density</b>		
Number of Units	2	4
Density	14 du/ac	28 du/ac

## Envelope + Max. Potential Development per Existing Standards

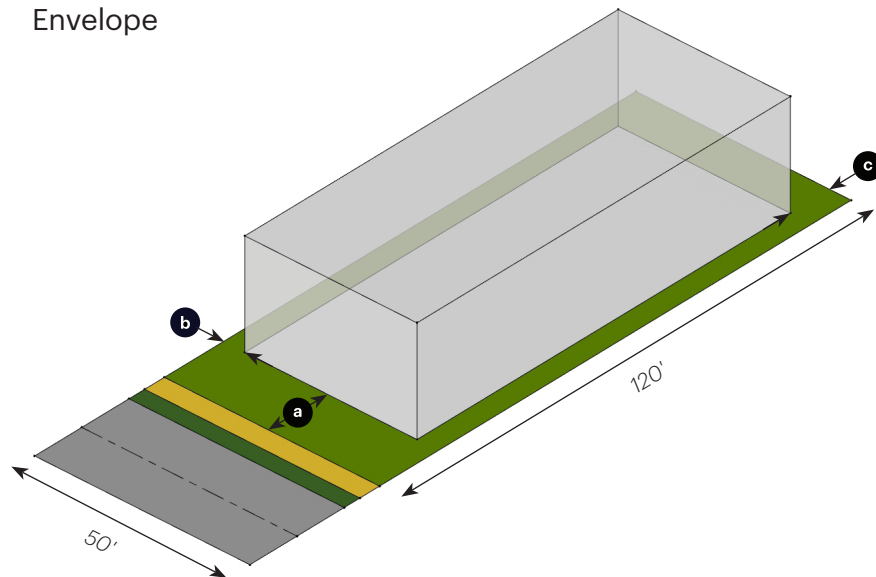
### Envelope

#### Key

##### Setbacks

- a** Front = 15'
- b** Side = 5'
- c** Rear = 10'

*These options demonstrate scenarios for lots where standard 11-3-4.E.3.a applies. The standard reads "For infill development or additions to existing structures, the building shall not exceed the tallest height or greatest width of other residences on both sides of the street within the same block."*



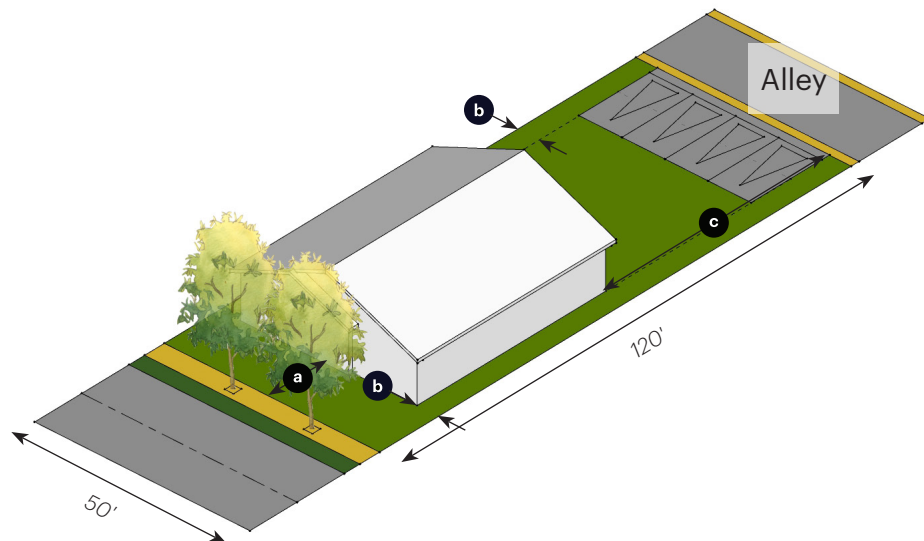
### Allowed - 2 units

#### Key

##### Setbacks

- a** Front = 15'
- b** Side = 5'
- c** Rear = 57'

*Standards for maximum lot coverage and minimum parking, when applied to lots impacted by 11-3-4.E.3.a, can significantly limit overall building size.*

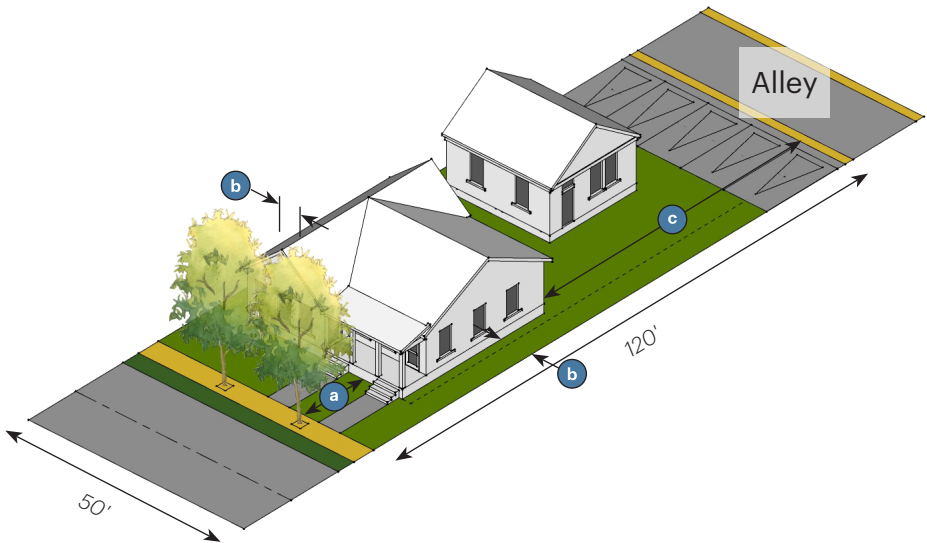


TN Zone, 50' x 120' Lot	Zone Standards
<b>Building Form</b>	
Height	24' max.
Min. Lot Area	3,000 sf
Lot Coverage	50%
<b>Parking</b>	
Parking Spaces	2 per dwelling in single unit; 1 per bedroom but no more than 2 per unit in multi-unit
<b>Density</b>	
Density	15 du/ac



Missing Middle Options

Alley-Loaded A: Duplex Side-by-Side + ADU



- Key**
- Setbacks
- a Front = 15'
  - b Side = 7'
  - c Rear = 69'

Alley-Loaded B: Cottage Half-Court



- Key**
- Setbacks
- a Front = 15'
  - b Side = 5'
  - c Rear = 12'

"Half stories" — the habitable space underneath the roof pitch shown in these cottage models — provides flexibility for increasing living space without increasing the overall height of a building.

TN Zone, 50' x 120' Lot, MM Options	Alley-Loaded A	Alley-Loaded B
<b>Building Form</b>		
Height	11'	13'
Building Footprint	1,118 sf + 528 sf	304 x 3 sf
Lot Coverage	49%	38%
<b>Parking</b>		
Parking Spaces	6	3
<b>Density</b>		
Number of Units	3	3
Density	23 du/ac	23 du/ac

## TN Zone 25' x 120'

*TN zone standards allow a minimum lot width of 25'. This is consistent with the originally platted lot width in many areas in Idaho Falls zoned TN. Common lots widths in these areas are 50' and 75'. These are likely the result of two or three 25' lots that were consolidated at the time of original purchase.*

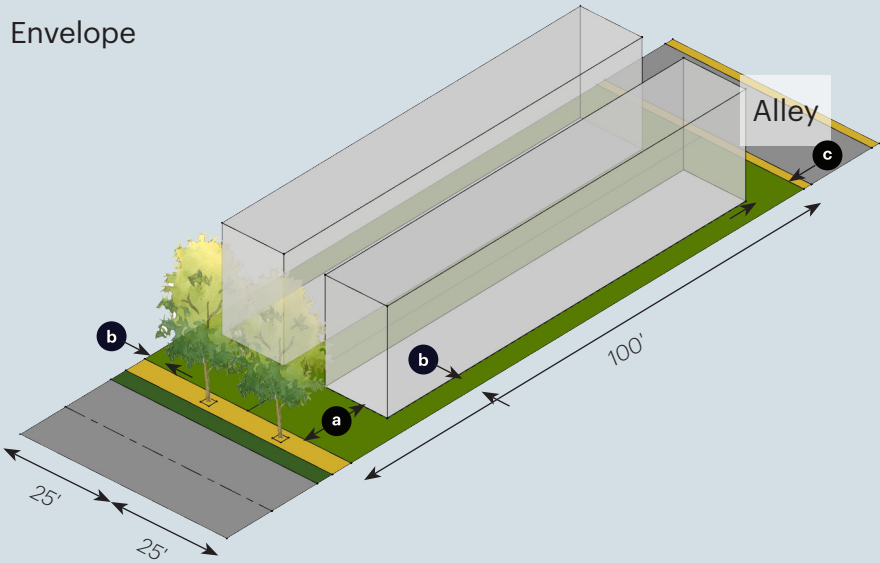
*25' lot widths are too narrow to accommodate most MMH types. While attached townhouses can fit on 25' lots, the setbacks in the TN zone make this type infeasible. 5' side yard setbacks result in a building width of 15'. This building width is feasible and precedents exist for narrow single-unit building types. It should be noted that examples of existing 25' wide lots in TN zoned areas of Idaho Falls show smaller setbacks than what is allowed under existing TN standards. (See example photo.)*

*Height is an especially important consideration for detached narrow buildings. A tall, slender building can look out of place in an established neighborhood where most buildings have more equal width-to-height proportions. In order to provide a more pleasing building proportion, the modeling done as part of this exercise shows buildings with a "half-story" instead of a full second story. To make the "half-story" functional, a 4' knee wall lifts the roof to provide more height, while dormers provide additional headspace and windows. Note that a full second story is allowed by existing standards for TN.*

*Please see Chapter 3: Recommendations for additional details.*



Envelope



Key

- Setbacks
- a Front = 15'
  - b Side = 5'
  - c Rear = 10'

Single-Unit



Key

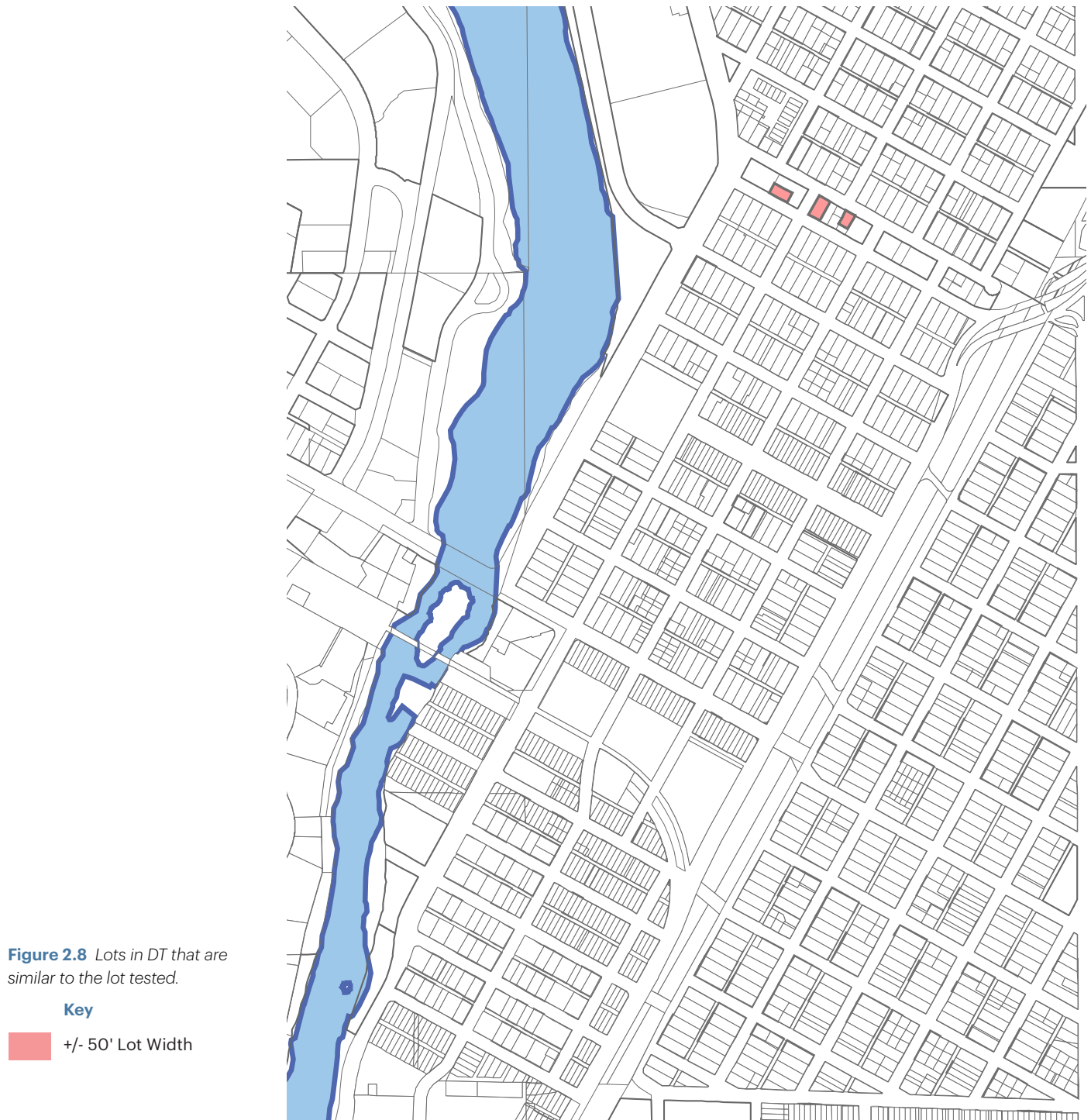
- Setbacks
- a Front = 15'
  - b Side = 5'
  - c Rear = 54'

This model shows two 1,275 square foot single-unit homes with a living room, kitchen and dining area, and laundry room on the ground floor and two bedrooms and a bathroom on the upper floor.

TN Zone, 25' x 120' Lot	Zone Standards	Single-Unit
<b>Building Form</b>		
Height	24' max.	17.5'
Building Footprint	3,000 sf	638 sf
Lot Coverage	50%	43%
<b>Parking</b>		
Parking Spaces	2 per dwelling in single unit; 1 per bedroom but no more than 2 per unit in multi-unit	2
<b>Density</b>		
Number of Units	15 du/ac	1
Density		15 du/ac

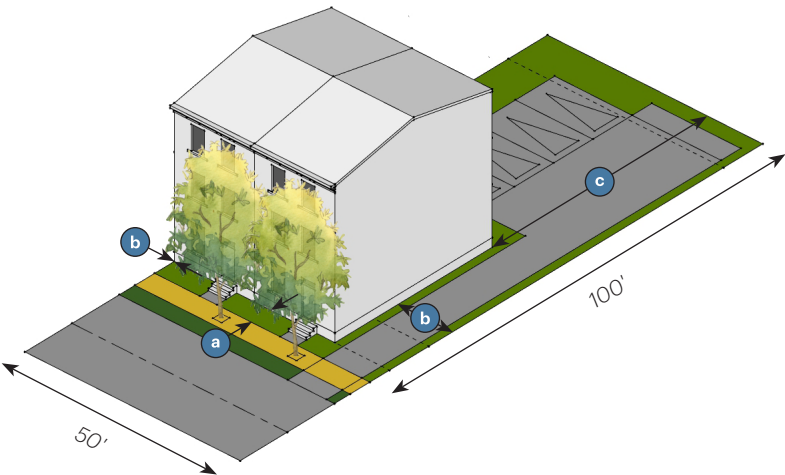


## DT Zone Edge C 50' x 100'



Testing Townhome/ Live Work

Front-Loaded



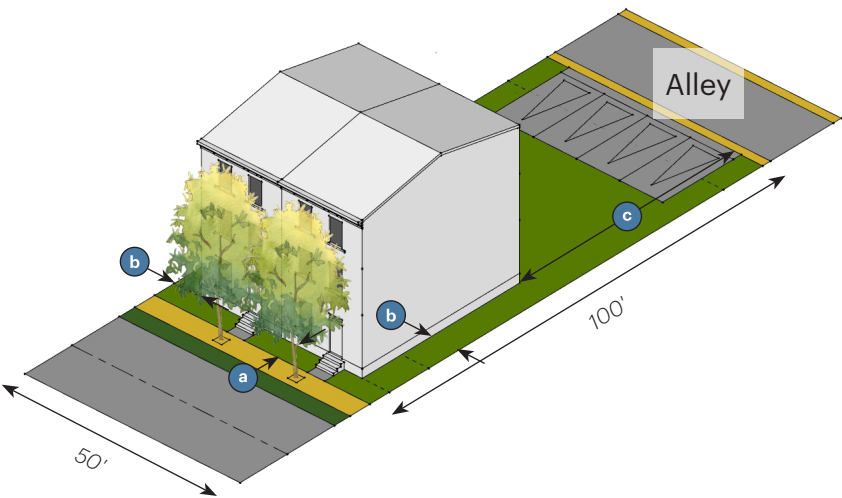
Key

Setbacks

- a Front = 5'
- b Side = 0' (left); 13' (right)
- c Rear = 55'

The 50' wide lot is the smallest lot width found in the DT Edge C Zone. While it is not necessarily the most prevalent, small lots are often the most challenging to develop, since space for buildings and parking are limited. For that reason, the 50' wide lot was tested even though larger lot sizes may be more prevalent.

Alley-Loaded



Key

Setbacks

- a Front = 5'
- b Side = 6'
- c Rear = 55'

Minimum building width is 18' for this building type, according to the City Core FBC. These models show 18'-8" building widths to satisfy minimum Front Property Line Coverage standards.

DT Zone, 50' x 100' Lot	Front-Loaded	Alley-Loaded
Building Form		
Height	32'	32'
Building Footprint	747 x 2 sf	747 x 2 sf
Lot Coverage*	72%	47%
Parking		
Parking Spaces	4	4
Density		
Number of Units	2	2
Density	18 du/ac	18 du/ac

\*For the Townhome/ Live Work the max impervious is 70%.

## DT Zone Edge C 50' x 100'



**Figure 2.9** Lots in DT that are similar to the lot tested.

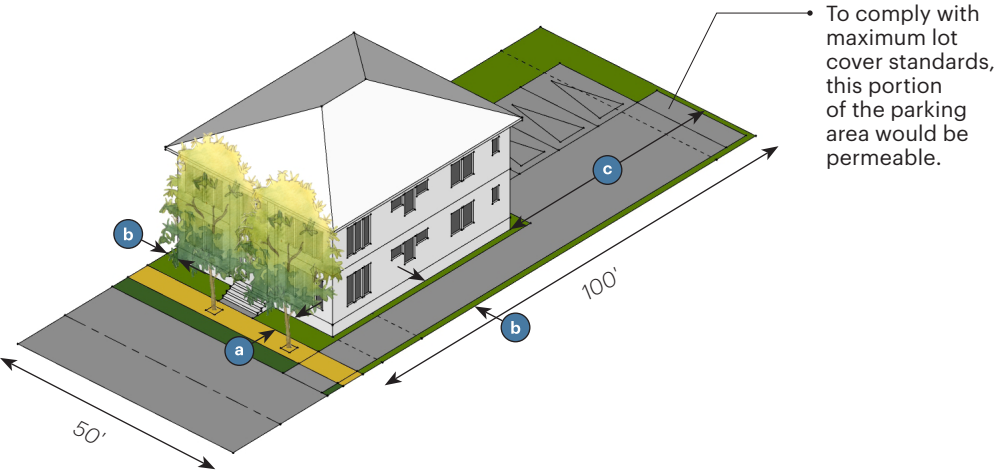
**Key**

 +/- 50' Lot Width



Testing General Stoop

Front-Loaded



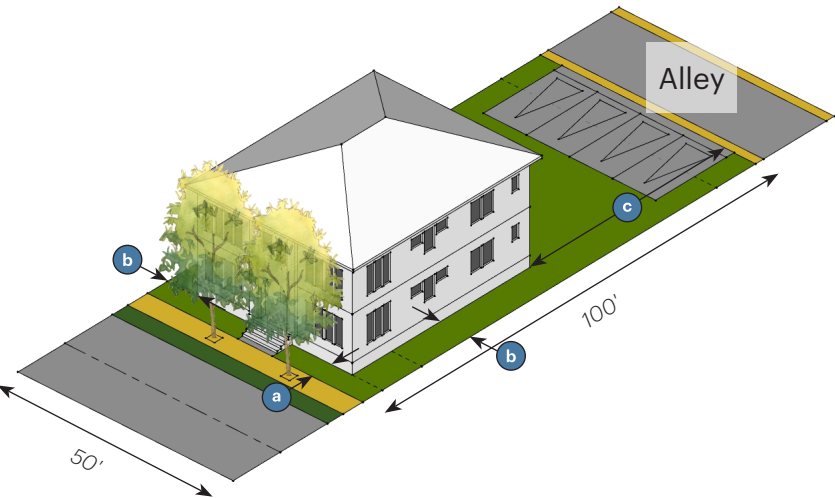
Key

Setbacks

- a Front = 5'
- b Side = 2.5' (left); 11.5' (right)
- c Rear = 50'

The 50' wide lot is the smallest lot width found in the DT Edge C Zone. While it is not necessarily the most prevalent, small lots are often the most challenging to develop, since space for buildings and parking are limited. For that reason, the 50' wide lot was tested even though larger lot sizes may be more prevalent.

Alley-Loaded



Key

Setbacks

- a Front = 5'
- b Side = 7'
- c Rear = 50'

Compliance with minimum Front Property Line Coverage results in side yard setbacks, however since the standard is a minimum it is possible that no sideyard would be provided. With the exception of the Townhome, MMH types work best in contexts with detached buildings. This allows for rooms with windows on multiple walls, which is a major amenity with MMH types compared to attached apartment types.

DT Zone, 50' x 100' Lot	Front-Loaded	Alley-Loaded
Building Form		
Height	22.5'	22.5'
Building Footprint	1,624 sf	1,624 sf
Lot Coverage*	75%	50%
Parking		
Parking Spaces	4	4
Density		
Number of Units	4	4
Density	36 du/ac	36 du/ac


\*For the General Stoop the max impervious is 75%.

## DT Zone South Downtown Historic Residential 50' x 100'



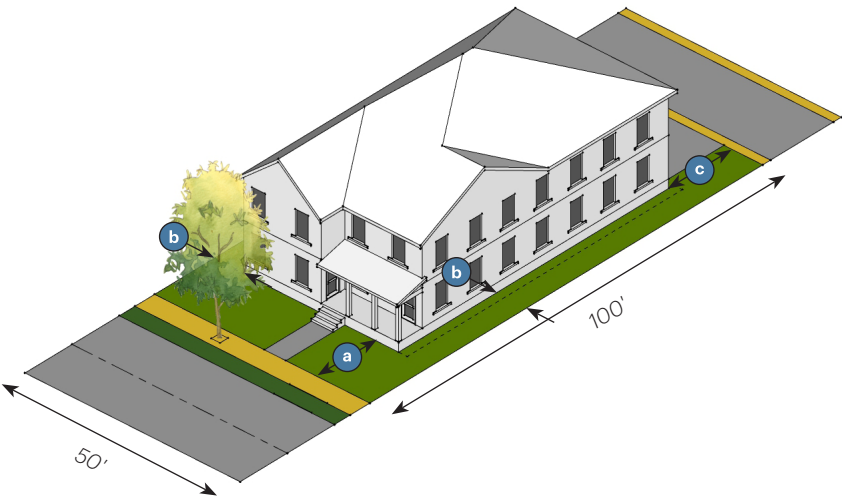
**Figure 2.10** Lots in DT that are similar to the lot tested.

**Key**

 +/- 50' Lot Width

South Downtown Historic Residential - Testing Yard Building

Alley-Loaded A: Single-Unit House



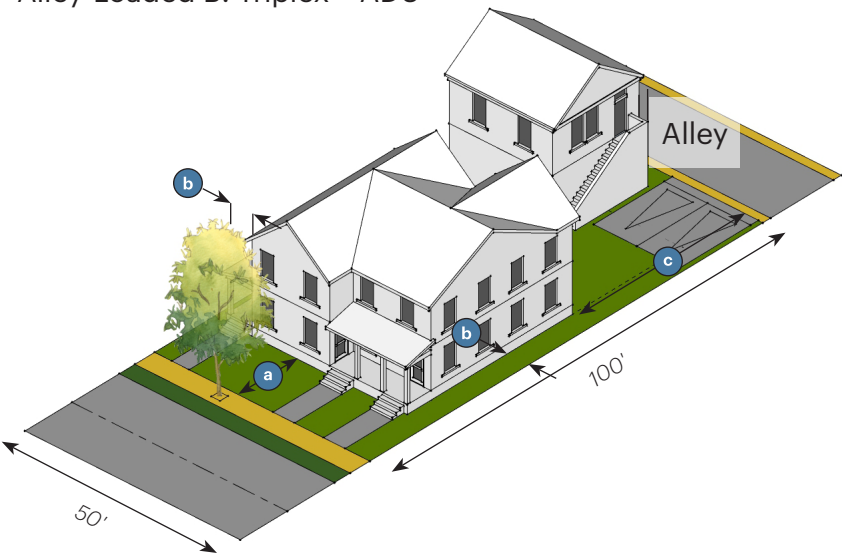
Key

Setbacks

- a Front = 15'
- b Side = 7'
- c Rear = 16'

The lack of dimensional standards for building footprints can result in a very large building that would be out of context in this residential environment.

Alley-Loaded B: Triplex + ADU



Key

Setbacks

- a Front = 15'
- b Side = 9' (left); 5' (right)
- c Rear = 43'

DT Zone, 50' x 100' Lot	Alley-Loaded A	Alley-Loaded B
<b>Building Form</b>		
Height	20'	20'
Building Footprint	2,364 sf	1,300 sf + 528 sf
Lot Coverage*	56%	47%
<b>Parking</b>		
Parking Spaces	2	4
<b>Density</b>		
Number of Units	1	4
Density	9 du/ac	45 du/ac

\*For the Yard Building the max impervious is 60% in the South Downtown Historic Residential.

Since most MMH types are the same size as a single-unit home, this zone would be well suited for MMH, especially given its adjacency to the walkable Downtown area.





# Recommendations

CHAPTER

# 3

## In this chapter

Policy-Related Recommendations

48

Zoning-Related Recommendations

50

# Policy-Related Recommendations

**While the scope of this effort did not include review of policy documents such as the City of Idaho Falls Comprehensive Plan, the following are policy-related best practices and other recommendations based on review of the Zoning Code.**

## Define MMH and Its Intent in Policy Documents

While policy documents such as the City of Idaho Falls Comprehensive Plan were not reviewed as part of this study, it is recommended that an additional review of relevant policy documents be made to identify opportunities where MMH-supportive policy language can be incorporated when documents are next updated.

MMH is different from Multifamily. It is important that policy-level documents make a clear distinction between conventional multifamily development and Missing Middle Housing. Current language may not distinguish between multifamily on large sites and multifamily on infill lots, making it difficult to develop MMH on existing lots in neighborhoods. This tends to encourage aggregation of lots and when combined with the lack of maximum building width standards can quickly change the scale and character of a neighborhood.

Additionally, consider including and describing “walkable centers” and the short walking distance area around them (“walkable environments/ neighborhoods”) in the Comprehensive Plan and other guiding documents, and identify that this is where MMH is allowed.

## Utilize Base Zones and Avoid PUDs As An Entitlement Process

Zoning standards and standards regulating street cross section design and block networks should be calibrated to support MMH types and should be utilized the entitle new development where MMH is desired. The process for a Planned Unit Development (PUD) allows for changes to standards in the zoning code. In order for standards to function effectively to create and maintain neighborhoods with a high-quality public realm and distinctive physical character they must be carefully coordinated and calibrated. Adjusting individual standards can result in unintended negative consequences as regards the overall quality of development.

## Walkable Centers and Missing-Middle-Ready Neighborhoods

Identify and evaluate Walkable Centers as identified in the MMH Scan™ to identify if the zoning in and around these areas allows uses that will make the center an amenity for the surrounding neighborhoods and both support and allow MMH types, where appropriate.

## Continuing Education

Provide education on MMH to explain how it is different from conventional multifamily development and where it works.



## Identify Appropriate MMH Types for Different Contexts

The findings of this document can help to inform community conversations about what MMH types are desirable in different Idaho Falls neighborhoods. Ultimately, these may be different than those that were used for zone testing in the zone testing exercise. MMH building types can be a more accessible way for community members to discuss their future visions for their neighborhood, and understand any proposed changes to the zoning code, since standards like density can be abstract and do not determine the ultimate form or appearance of a building.

Use MMH types to talk with stakeholders and community members to discuss strategies for allowing a greater diversity of housing options in Idaho Falls while maintaining the existing physical character of neighborhoods. Standards in the TN zone that promote context-sensitive design provide a precedent for existing standards that are able to do this successfully, though some additional refinement to TN zone standards would allow for a greater diversity of housing without compromising the physical character of Idaho Falls' traditional neighborhoods.

## Utility Connection Requirements

Review how the Public Works department requires utility connections and find out what issues they might have with these types of “smaller” buildings. Sometimes public works standards are set up for large projects and can unintentionally burden smaller buildings with requirements that are not set up for this type of infill development.

# Zoning-Related Recommendations

**To promote the development of MMH types in Idaho Falls, update the Zoning Standards instead of requiring more process. Approach the implementation of MMH through clear standards that remove the need for discretionary review and do not require a PUD. In order to make clear standards and in exchange for a non-discretionary review, the standards will need to be coordinated with the needs of the MMH types, as described in the MMH Scan™ and the Deep Dive.**

## Update Zone Intent Statements

Include specific MMH types in the intent statements for each zone where MMH is desired. This can help to clarify the intended form and scale for buildings in these zones.

## Define Missing Middle Housing

Define Missing Middle Housing to mean “house scale buildings with multiple units in walkable neighborhoods”.

## Allow MMH in Existing and New Zoning Districts

Adjust zone standards and imbed standards for MMH types in existing zones within walkable environments as follows:

- In zones that are primarily single-unit residential apply the lower end of the MMH palette. This includes R1 and the Historic Residential Subdistrict in the Core;
- In zones that are primarily non-single-unit residential apply the middle to upper end of the MMH palette. This includes R2, TN, and “Edge” Subdistricts in the Core.

## Frontage Type Standards for Zones with MMH Types

Define “Frontage Type to mean “the physical element(s) configured to connect the building facade to the back of the sidewalk abutting a street or public open space.” Establish a standard that requires one frontage type per building in each zone where MMH types are allowed. See the palette of MMH-appropriate frontage types on pages 14-15 of the MM Scan. Frontage types should be allowed based on their contextual appropriateness within a zone. Pages 14-15 of the MM Scan describe the process for taking an inventory of existing frontages within a neighborhood.

## Front Yard Encroachments

Allow the encroachment of frontage types into front yard setbacks. The frontage types described on pages 14-15 of the MM Scan support a high quality public realm and promote neighborliness and benefit from being located closer to the sidewalk. Since frontage types are not enclosed they do not diminish the sense of open space provided by front yard setbacks.

## Building Type Standards for Zones with MMH Types

Introduce standards for specific building types in zones where MMH is allowed. Including specific building types clarifies the intent for infill development and new development within the zone, and makes outcomes of development projects more predictable for neighbors. Standards should include:

- Maximum building width and depth;
- Width and depth of main body and wings, as appropriate;
- Number of units per building;
- Allowed frontage types;
- Maximum height (if different from zone, for example cottage courts are most effective when limited to 1.5 stories to maintain “cottage” scale), and;
- Details about principal entrances

Provide photo examples of Building Types, utilizing both examples found in Idaho Falls and best practice national examples that are consistent with the building scale and architectural character of Idaho Falls.

## Remove or Update Density Standards

Across all zones, density numbers are too low to effectively enable a range of housing options using Missing Middle building types.

Opticos recommends discontinuing regulation by density because it is not a precise enough tool to effectively regulate good building form or design. Instead, a specific palette of building types within each zone will make it possible to regulate maximum number of units while providing more specific standards for building form to encourage development that is contextually appropriate.

If density must be used, first identify the desired MMH types and the number of units that will ultimately be allowed on

each size of lot according to the largest MMH type that is to be allowed in that zone. Then use the “resultant” density as the regulation.

If using density as a regulation, allow additional density if unit size decreases. For example, if a building is allowed up to four units, each at an average of 1,000 square feet, allow an additional unit if the average unit size is 750 square feet.

## Lot Cover

Lot Cover standards for tested zones are as follows:

- R1 40%
- R2 80%
- TN 50%

Lot cover plays the biggest role in limiting building footprint in R1, R2 and TN zones. As illustrated by the difference in footprint between the “Building Envelope” visualization and the “Allowed Building” visualization in the lot testing exercise, lot cover plays a bigger role in determining building form than setbacks. Because lot cover includes both building footprint and parking, the provision of parking spaces reduces the size of the possible building footprint.

On smaller lots, such as the 50'x120' lots that are common in TN areas, the maximum allowed lot cover will need to be increased to support a variety of Missing Middle types, or standards for building width and depth would need to be used in place of lot cover standards.

More parking spaces on a lot means a smaller building footprint, and while MMH types generally have small building footprints relative to larger multi-unit apartment buildings, at a certain point a very small building footprint will limit the number of units that can fit within that building. This is especially true in the TN zone in instances where height is limited by surrounding one-story buildings,



making it impossible to increase the square footage of a building by building up. However, even if required minimum parking standards were eliminated, many developers would continue to provide on-site parking in response to market demand, so reducing minimum parking requirements to enable less lot cover devoted to parking may not be an effective change.

Generally, lot cover was not as much of a barrier in R1 and R2 zones where lot sizes tend to be larger than in areas zoned for TN, and where lot cover is higher (80% for R2).

### Building Footprint

Building footprint, in addition to building height, is a significant factor in how building size is perceived. Regulate building footprint for lots with smaller widths by establishing a maximum building width and depth for each building type. The “house-scale” characteristic of MMH types typically depends on a front façade no wider than 55 feet or so, so when factoring in side setbacks it is likely that maximum building width and depth standards are sufficient for lots less than 60'-65' wide.

For larger lots, standards that incorporate different values for “main body” width and depth, and the width and depth of “secondary wings” attached to the main body can help to provide design flexibility while avoiding the appearance of a large building. These standards need to be coordinated with the different lot sizes in each zone and should be calibrated for each building type, however as a general rule of thumb, define the “main body” as no larger than 55 feet in width and depth. Secondary wings are smaller extensions of the main body to allow for additional space but at a smaller size. For example secondary wings could be shorter and/or less wide than the main body. This allows a building to achieve a larger overall footprint while reducing the perceived

scale from the street and alongside yards with neighbors.

### Building Height

Existing standards measure height from the top of grade to the top of building walls. The zones tested allow for a maximum wall height of 24 feet. MMH types can fit within this height. In order to provide greater clarity on intended development outcomes, it is recommended that standards specify number of stories in addition to overall height.

### Parking

All the tested zones require 1 or more spaces per unit, including ADUs. MMH types are intended for walkable environments where driving to nearby services, shopping and food uses is not necessary. Consider the following:

- Require no parking spaces for lots within 1,500 feet of a walkable center and allow market conditions to determine parking need;
- Establish a maximum parking standard for lots within 1,500 feet of a walkable center;
- Current standards do not require guest parking spaces. Parking plans for PUDs that include MMH types should not require guest parking spaces;
- Allow for tandem parking spaces to count towards a lot's parking requirement, or a fraction thereof. Tandem parking can allow for storage of vehicles when on-street parking is inaccessible due to snow clearance operations;
- Allow requirements for ADU parking to be satisfied by adjacent on-street parking, and
- Create a metric for determining allowed parking reduction when on-street parking is present, as per 11-4-5(B)(d). Consider allowing adjacent on-street

spaces to count toward a lot's parking requirement, or a fraction thereof.

## Parking Location

Lots dominated by parking at the street are typically not supported by residents and do not promote the type of walkable environments where MMH is most successful. To that end, it is best practice to locate parking at the rear of a lot or behind the front-most building façade to minimize the visibility of parking from the street. Providing access to parking located deeper into the lot requires a driveway which adds to the total impervious lot cover, thereby reducing the potential size of the building footprint and limiting the number of units that can be included on the lot.

The lot testing exercise demonstrates that alley-loaded lots are more viable for Missing Middle types and allow for more units to fit onto each lot by providing access to parking that is more efficient from a lot coverage standpoint than front-loaded lots. Lots that are served by an alley also allow for the provision of more on-street parking since curb space is not lost to driveway cuts.

The supplemental standards for TN found in 11-3-4(E)(5) Residential Parking Features should be integrated into R1 and R2 zones where those zones are applied to lots that include alley access. These standards require the use of alleys for parking access and include other standards to minimize the impact that parking has on the public realm.

On-street parking can play a critical role in reducing the number of off-street spaces that are needed. Additionally, on-street parking promotes a pedestrian-friendly environment by providing a buffer between moving cars and the sidewalk and can help to improve overall pedestrian safety by slowing the speed of traffic. To maximize the amount of on-street parking that can be provided in new development, street designs that include on-street

parking should be required, as should alleys, especially in areas where MMH types are planned.

Incentives to promote the inclusion of alleys in new developments by helping to offset construction and maintenance cost should be considered. Maintenance of existing alleys should be prioritized to ensure that they remain a viable point of access for adjacent lots.

To this end, strategies and funding sources should be developed to support or incentivize alleyway maintenance. While a Local Improvement District (LID) can be formed to pave an unpaved alley, the LID is not able to perform maintenance of the alley.

## Lot Area Standards

- R1 7,000 sf min, 13,500 sf max;
- R2 6,000 sf min, and
- TN 3,000 sf min.

Minimum lot area in R1 and R2 zones are larger than what is required for most MMH types. While this does not pose a barrier to MMH types, lots that are too large can incentivize single-unit houses over MMH types, since single-unit houses are able to derive a greater sales premium from large yards than MMH types.

## Lot Width Standards

Lot width is a more important standard than lot area for how buildings fit on their lot and in a neighborhood since the width of a lot, not its overall area, is what is perceived at the street. Discontinue regulating by minimum lot area and instead regulate by minimum lot width. Lots that are 75 feet or less are the most appropriate for MMH types. See palette of MMH types on pages 50-51 of the MM Scan for recommended range of lot widths.

Minimum lot widths for the TN zone were tested as part of the analysis for that zone. The minimum lot width allows for small-lot

detached single-unit houses but is too small to accommodate multi-unit MMH types. The small-lot detached single-unit house can help to provide a greater variety of housing options at a density that is higher than typical single-unit zones, however care should be taken when allowing this housing type, since very small lots are not practical for other housing types, and it may be difficult to re-consolidate lots in the future. While a 50' wide lot can accommodate a variety of housing types, a 25' lot is much more limited. For this reason, it may be desirable to limit the frequency of 25' lots within TN-zoned areas. While occasional small lots add interest to the physical character of a neighborhood, a high frequency of narrow lots may make it difficult to provide more housing far into the future when an area may be ready for greater density.

### Lot Depth Standards

None of the tested zones include minimum standards for lot depth. Most of Idaho Falls' traditional neighborhoods have deeper lots that are around 120' deep. Deeper lots make it more feasible to locate parking at the rear of the lot where it is not visible from the street. This is especially true for alley-accessed lots. Some newer neighborhoods have shallower lots, or lots that are wider than they are deep. Shallower lots make it difficult, and in some cases impossible, to locate parking at the rear of the lot. Locating parking at the rear of the lot for larger MMH types such as multiplexes and courtyard buildings makes these types more contextually appropriate in neighborhood settings. When parking is located to the side of the building, the overall effect is to make the building look less like a large single-unit home (as is the intent for MMH types) and more like a standard apartment building.

To this end, minimum lot depth standards should be established for new development to ensure that lot dimensions are compatible with MMH

types. See palette of MMH types pages 20-21 of the MM Scan for recommended range of lot depths.

### Uses

Allowed uses (Table 11-2-1: Allowed Uses in Residential Zones) differentiate between five types of dwellings:

- Accessory Unit;
- Multi-Unit;
- Single Unit Attached;
- Single Unit Detached, and
- Two Unit.

The R1 zone is restricted to Single Unit Attached and Single Unit Detached uses. Townhomes and duplexes would be permitted under the allowed single-unit attached use, however dimensional standards for the zone make these building type unlikely. Allowing Accessory Units and Two Unit uses in this zone would be small steps to allow for a greater variety of housing options in areas zoned for R1. Missing Middle Types that would be contextually-appropriate in R1 areas such as triplexes and fourplexes would require that Multi-Unit uses be allowed. While fully permitted uses provide the greatest support for MMH types, some form of conditional use for Multi-Unit use may be appropriate to allow for MMH types in certain R1 areas.

The other zones tested — R2 and TN — both allow for the full spectrum of dwelling types. Allowed uses do not pose a barrier to Missing Middle Housing in these zones.

### Form-Based Code

Idaho Falls' first form-based code is the Core City Form-Based Code. Standards in the code are organized by Place Types, Subdistricts, and Building Types. Standards associated with Place Types provide direction for the development of new neighborhoods. Subdistricts provide a framework for Building Type standards and use standards, and provide qualitative

details about the vision for different parts of the city's Core. The majority of standards applicable to infill development are located in Building Types. Allowed building types and their associated standards vary according to Subdistricts. Standards controlled by Building Types include:

- Building Siting;
- Height;
- Uses;
- Street Façade Requirements, and
- Roof Type Requirements.

The standards for Building Types provide a strong framework for regulating specific MMH types in Downtown and in other parts of the city. Standards included in the Core City Form-Based Code are well suited for calibration with MMH types. Standards for Required Occupiable Space and Front Façade Entrance Types are critical details to promoting a high-quality public realm and their inclusion in the code should be applauded. To even better support MMH types, consider adding or adjusting the following standards:

- Add a standard for minimum lot depth. This may be different for lots with alley access vs. lots without;
- Add standards for maximum building width and depth, as setbacks and lot cover are not sufficient to control building form. Lot testing for the Yard Building demonstrates how existing standards allow for very large buildings. While this may not be an issue in certain subdistricts, other subdistricts may benefit from controls that promote more context-sensitive building sizes and forms. Maximum dimensions for building width and depth are the most effective means of doing this;
- Add a standard for minimum and maximum number of units by building type to make density standards unnecessary. While the Core City FBC does not utilize density as a standard, other zones in the city where FBC

may be applicable currently include maximum density standards, and

- Differentiate maximum height for ground floor according to use for Townhome Building when used for live/work.



