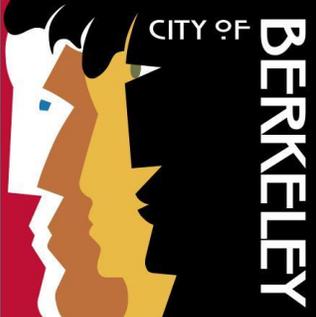




# MIDDLE HOUSING

**District 4 Community Meeting  
October 7, 2024**



# AGENDA

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- 1. Introduction**  
Councilmember Tregub
- 2. Presentation**  
Planning Department  
(15 minutes)
- 3. Question and Answer**  
(15 minutes)
- 4. Workshop Stations & Discussion**
- 5. Adjournment – 7:00 pm**

# Introduction

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# Presentation

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**Justin Horner**  
**Principal Planner**

**Planning and Development**  
**Department**

[jhorner@berkeleyca.gov](mailto:jhorner@berkeleyca.gov)

**510-981-7476**

# What is Middle Housing?

*Multiple Units on One Property – Not Single Family and Not Podium or High-Rise*



Existing



New



Both!

# Why are we encouraging Middle Housing?

## City Council Referrals + Reports

- Housing Accountability Act referral (2017)
- Missing Middle Housing referral (2019)
- Eliminating Exclusionary Zoning resolution (2021)

## Housing Element Update (January 2023)

- Program 29 – Middle Housing
  1. Amend BMC to allow multi-unit development on one lot in lower density residential districts
  2. Consider amending the Demolition Ordinance to provide a by-right pathway for single-family homes that would result in a net increase in density
- Affirmatively Further Fair Housing – new opportunities in high-resource areas

# How did we get here?

**2017 -2021**

**City Council Referrals**

**2022**

**Planning and Commission and City Council discussions**

**January 2023**

**Adoption of Housing Element**

**Spring-Fall 2023**

**Southside Zoning Project**

**Summer/Fall 2023**

**Outreach**

**November 1, 2023**

**Planning Commission Discussion**

**Winter 2023 – 2024**

**Refinement and Code Drafting**

**February 2024**

**Planning Commission Public Hearing**

**July 23, 2024**

**City Council Public Hearing**

# MIDDLE HOUSING STANDARDS

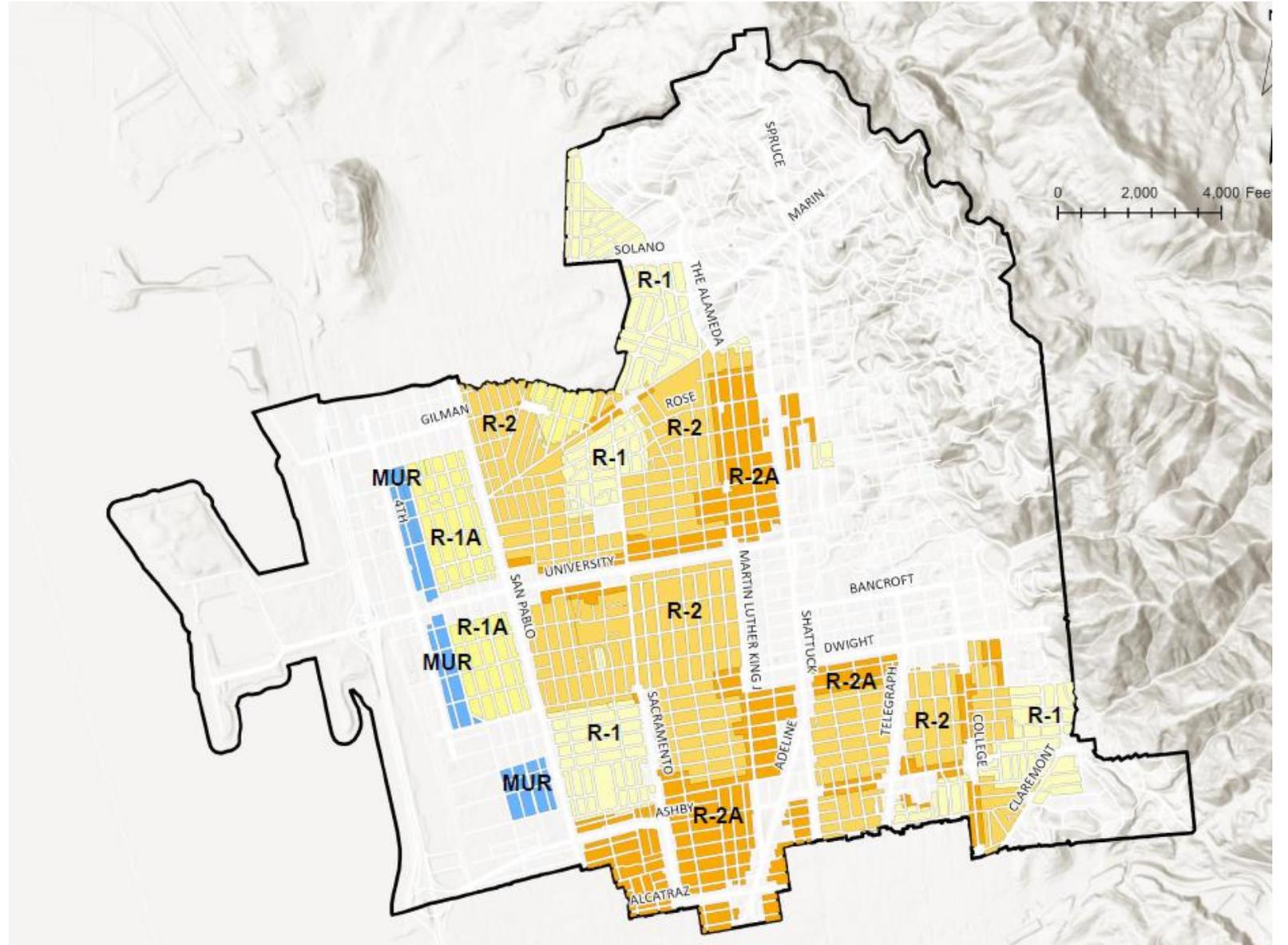
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1. Zoning Districts
2. Allowed Uses & Permits
3. Minimum & Maximum Density
4. Maximum Height
5. Maximum Lot Coverage
6. Open Space
7. Setbacks & Building Separation
8. Demolition

# LOWER DENSITY DISTRICTS

R-1, R-1A  
R-2, R-2A  
MU-R

No Hillside  
Overlay



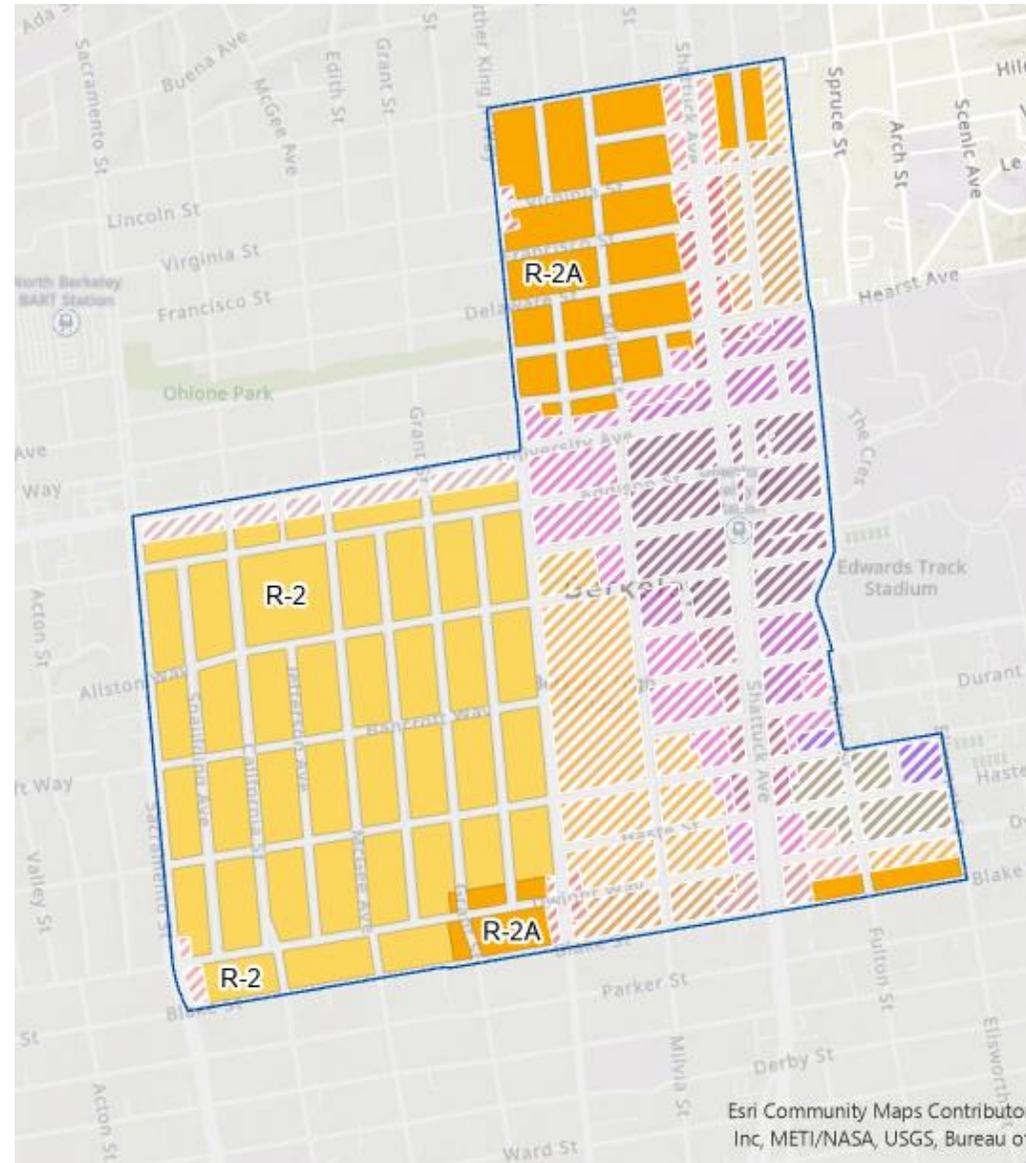
# DISTRICT 4

## R-2

(Blake, MLK, Addison & Sacramento)

## R-2A

(Shattuck, Cedar, MLK, & Berkeley Way)



## R-2 – 2200 block of McGee Ave.



## R-2A – 2200 block of Francisco St.



# Land Use & Permits & Noticing Required

## Current Regulations

	R-2	R-2A
	Restricted Two-Family	Restricted Multiple-Family
<b>Single-Family Residential</b>	<p><b>Use Permit and Public Hearing</b></p> <p>(Approved by Zoning Adjustments Board, Appealable to City Council)</p>	
<b>Multi-Unit Residential</b>		

## Proposed

	R-2	R-2A
	Residential Multi-Unit 2	Residential Multi-Unit 2A
<b>Single-Family Residential</b>	<p><b>ZONING CERTIFICATE</b></p> <p>(Approved by Staff, Not Appealable)</p>	
<b>Multi-Unit Residential</b>		

**Noticing Required, similar to ADU public notice**

# Residential Additions and Additional Bedrooms

## Residential Additions

- *Currently: AUP required for additional floor area.*
- *Proposed: Permitted with a ZC if they comply with development standards for Main Buildings.*

## New Bedrooms on a Lot

- *Currently: AUP (or UP) required for new bedrooms on a lot.*
- *Proposed: no permits required for new bedrooms.*



# Single-Family Home Size Restrictions

## Maximum Size of *One* Single-Family Home on a Single Lot

- *2,500 square feet; or*
- *50% of the lot area*

*Whichever is greater*



# Minimum & Maximum Density (Units per Acre)

## Current Regulations

	R-2	R-2A
Min. Lot Size	<b>5,000 sf</b>	<b>5,000 sf</b>
Min. Lot Area Per Unit	<b>2,500 sf</b>	<b>1,650 sf</b>

### Resulting units on a 5,000 sf lot...

Min. # Units	1	1
Max. # Units	2	3
+ ADUs!	Varies*	

## Proposed

	R-2	R-2A
Min. Density (du/ac)	<b>10</b>	<b>20</b>
Max. Density (du/ac)	<b>50</b>	<b>60</b>

### Resulting units on a 5,000 sf lot...

Min. # Units	1	2
Max. # Units	6	7
+ ADUs!	Varies*	

\*ADUs allowed per <https://berkeley.municipal.codes/BMC/23.306>

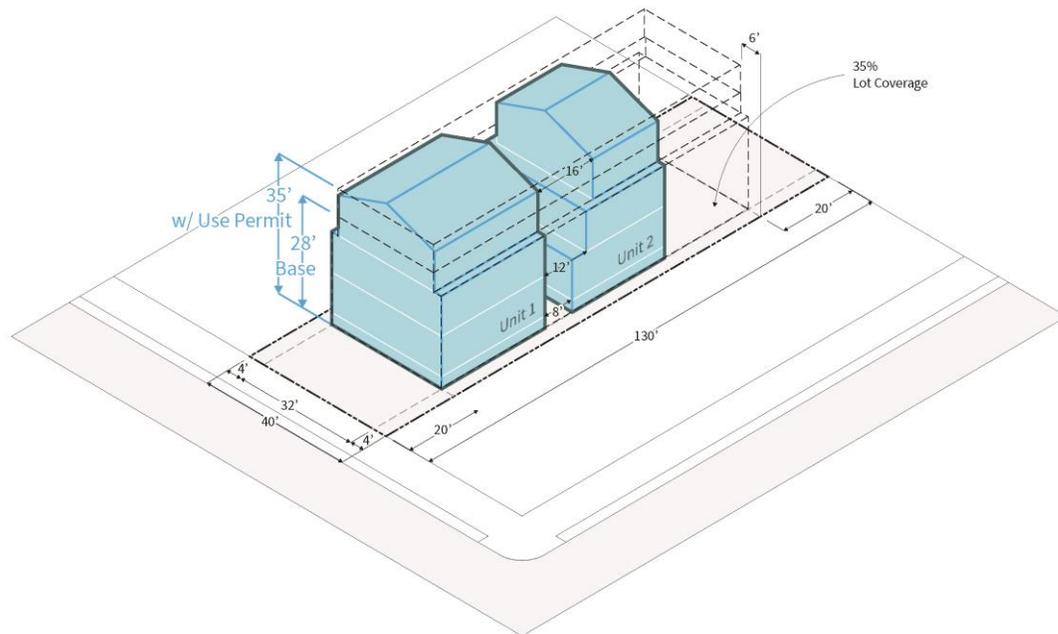
- One single family dwelling → 1 ADU and 1 Junior ADU
- More than 1 detached dwellings → max 1 ADU
- Duplex or attached multi-family dwellings → max 2 detached ADUs and at least 1 interior ADU, up to 25% of # existing units converted

# Building Height Standards

## CURRENT STANDARDS

28-foot max *average* height

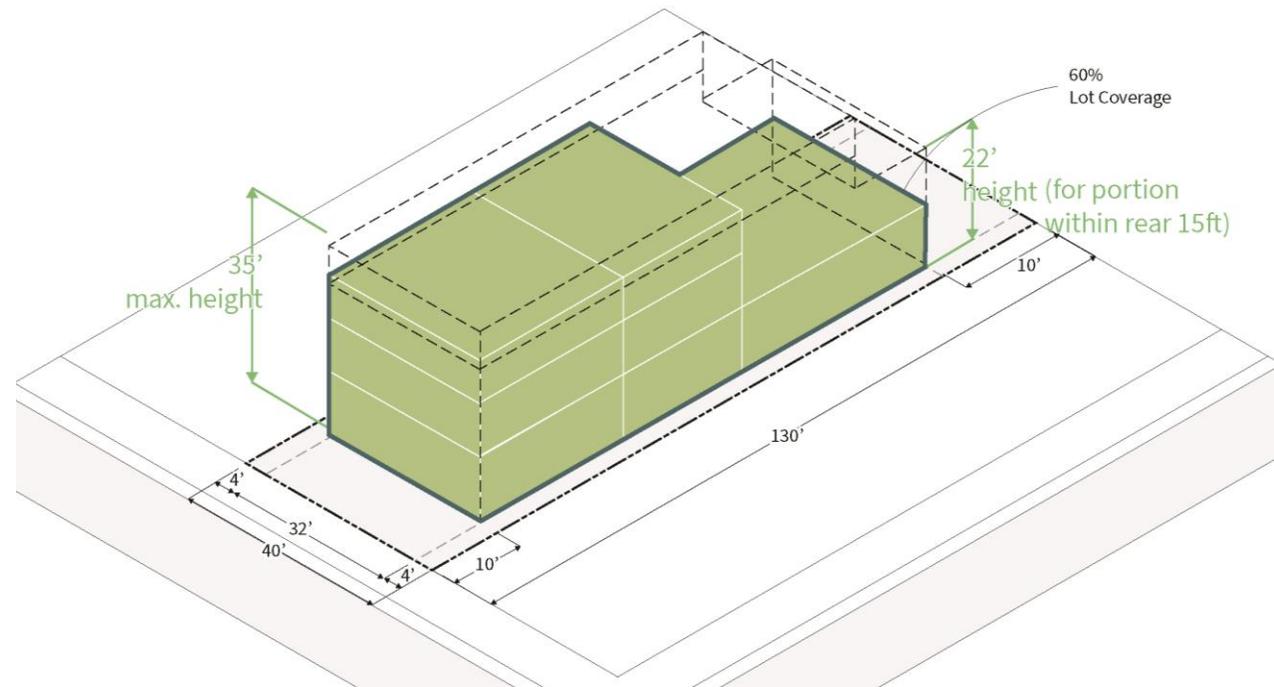
Increase to 35 feet maximum height with AUP



## PROPOSED STANDARD

35-foot max height

Reduce to 22 feet max height within rear 15 feet of lot



←----- 34'11" maximum height



## 1911 Ninth



6,505 sf (0.15 ac)



28'5" max height

33'6" max height

## 2411 Fifth Street

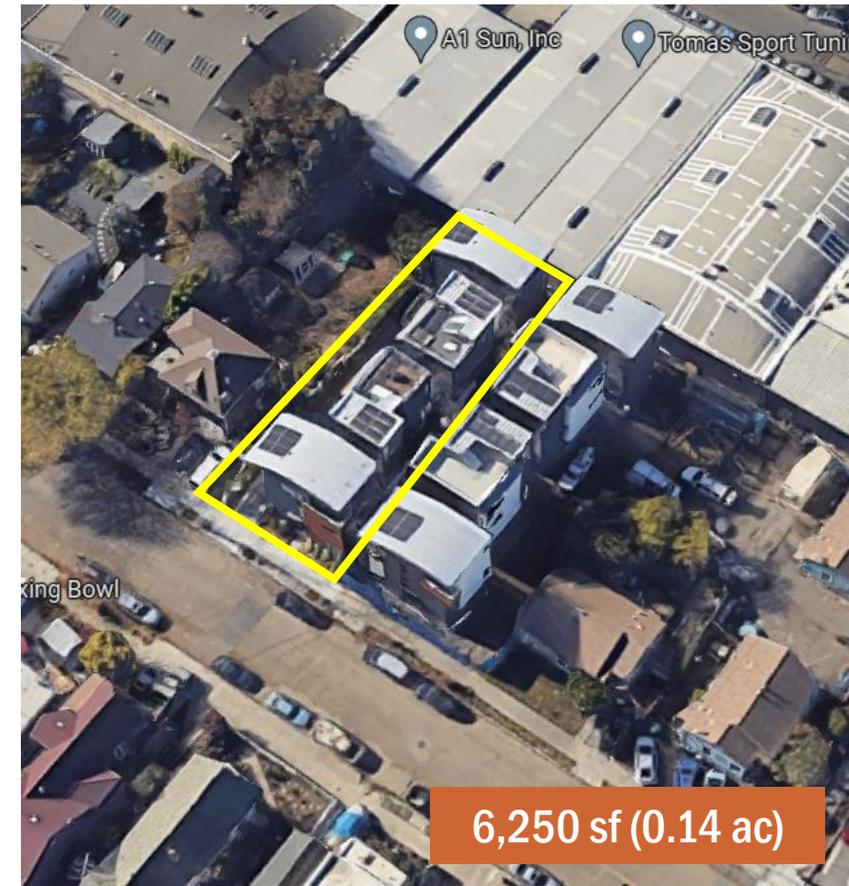


7,051 sf (0.16 ac)



35' top of roof

## 1446 Fifth Street



6,250 sf (0.14 ac)

# Lot Coverage

## CURRENT STANDARDS

	R-2	R-2A
1 story	45%	
2 stories	40%	
3 stories	35%	

## PROPOSED STANDARDS

	R-2	R-2A
All residential projects	60%	



# Minimum Required Open Space

## CURRENT REQUIREMENTS

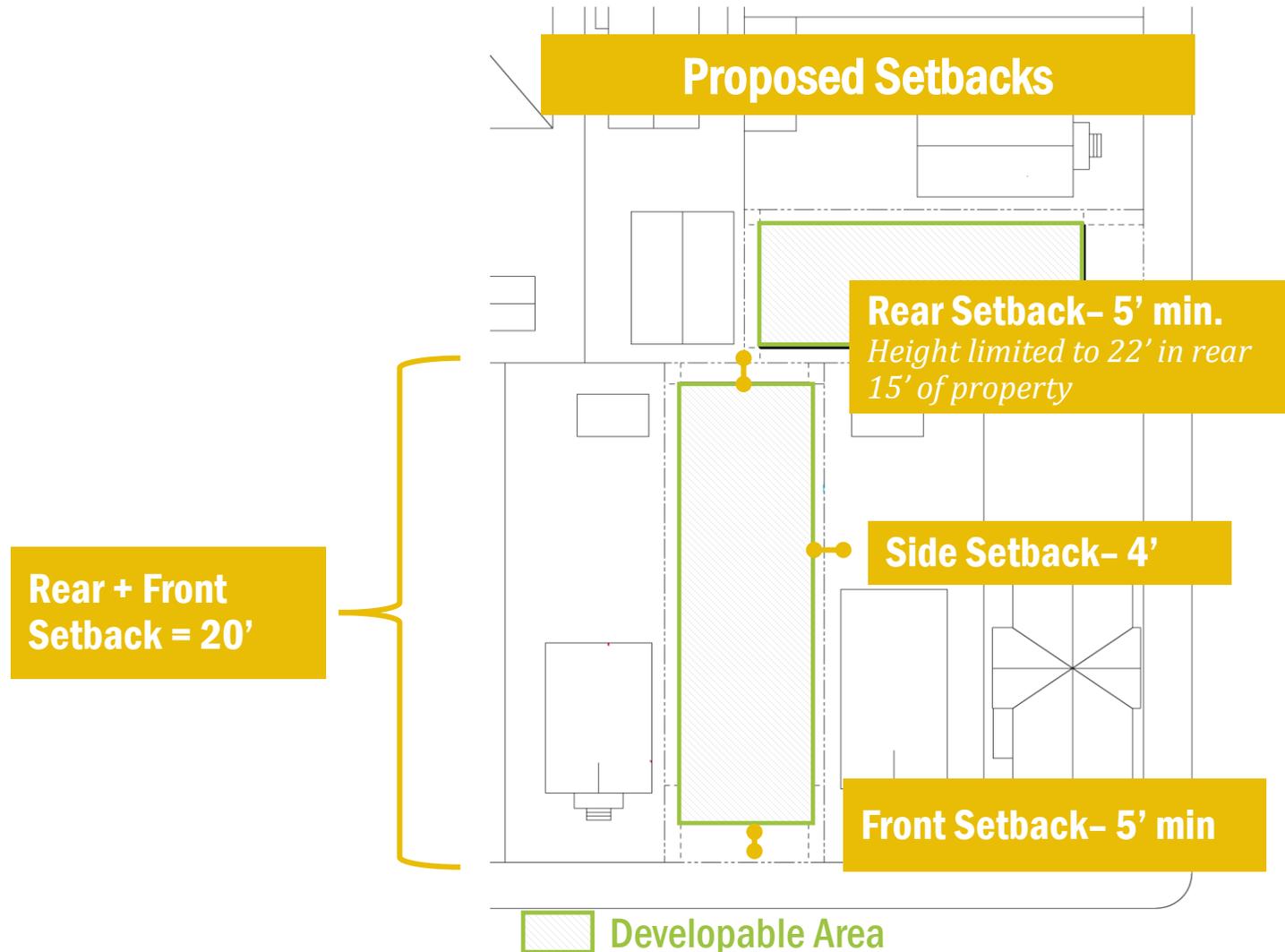
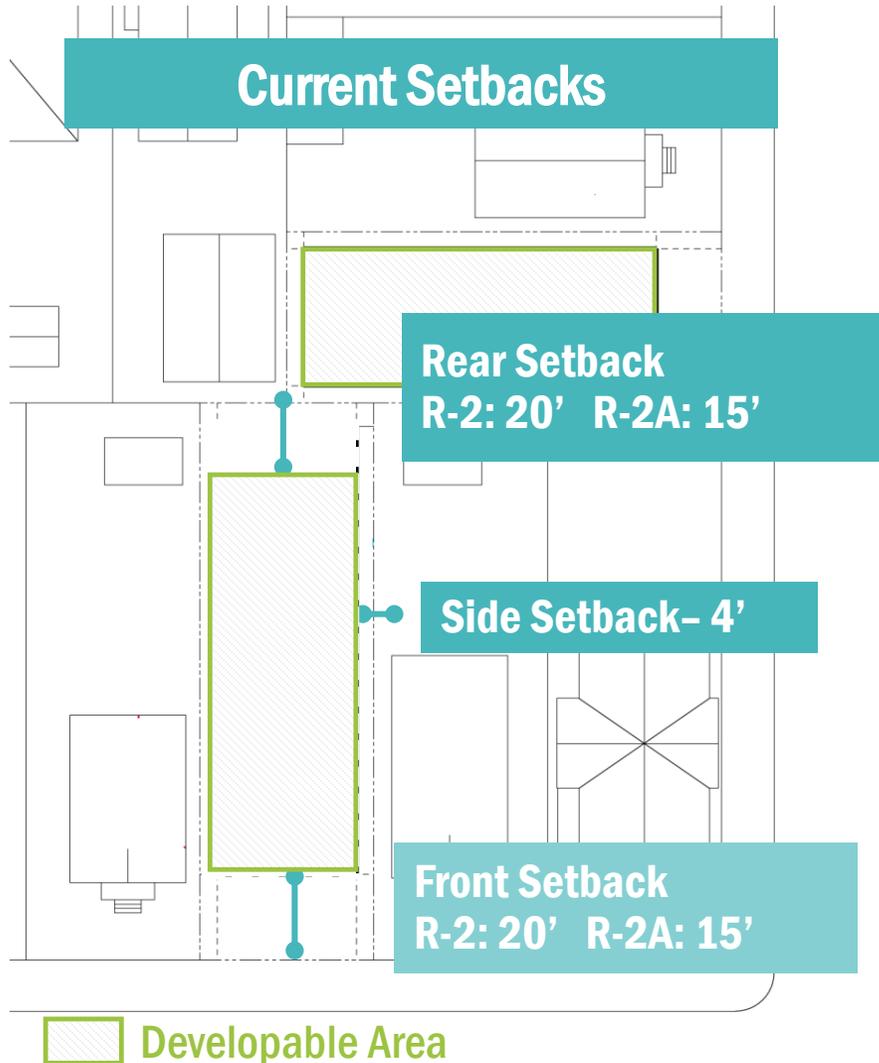
400 *sf open space* per unit  
(R-2)

300 *sf open space* per unit  
(R-2A)

## PROPOSED STANDARD

150 *sf open space*  
per 1,000 *sf residential floor area*

# Setbacks



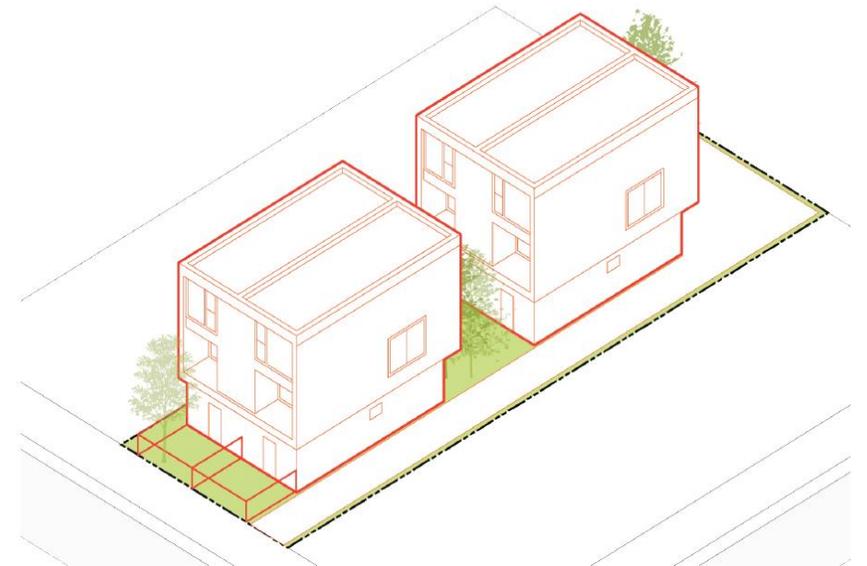
# Building Separation (for buildings on the same lot)

## CURRENT STANDARDS

	R-2 and R-2A
1 story	8 ft
2 stories	12 ft
3 stories	16 ft

## PROPOSED STANDARDS

	R-2 and R-2A
All projects	5 ft



# Demolition of Single Family Homes (SFH)

## *Current Ordinance*

### Administrative Use Permit if:

- *No sitting tenants AND*
- *Must result in net increase in units*

## *Proposed Ordinance*

### Zoning Certificate, if:

- *No sitting tenants AND*
- *Must result in net increase in units*

## *Demolition Ordinance*

- Demolition of any SFH with a low-income household must be replaced with an affordable housing unit.
- Sitting tenants get moving expenses, right of first refusal and affordable rent in replacement unit.
- Demolition not allowed if no-fault eviction in last 5 years.

# Q&A