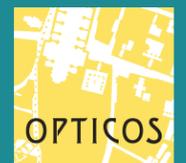




Missing Middle Housing Lot Test Study

AARP

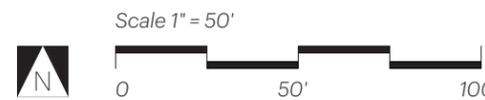
Corby Street
Omaha, Nebraska
May 13, 2022



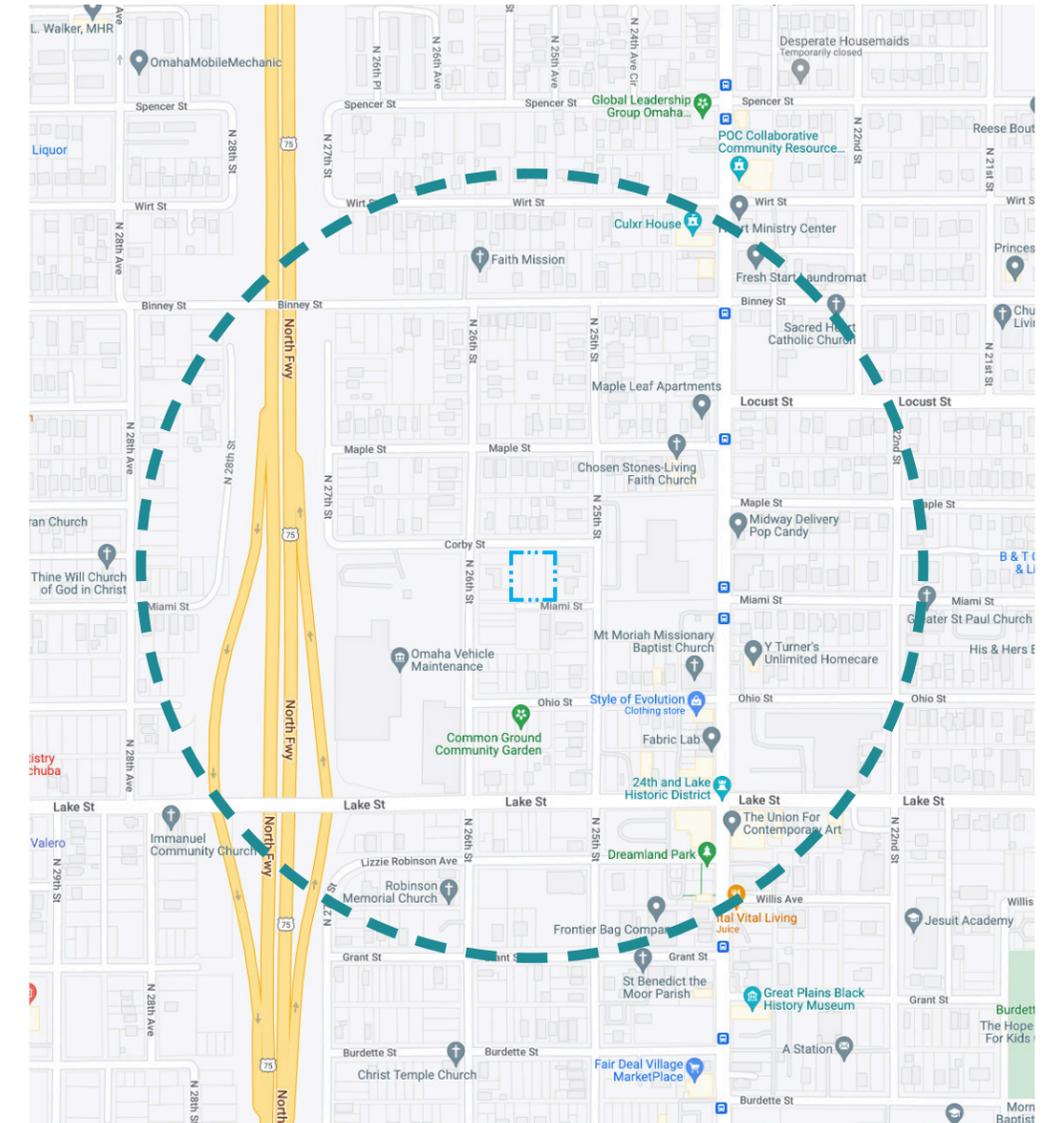
Site Plan



Note: For this study, the site specific lot sizes have been adjusted to a typical lot size of 50' x 160' in order to demonstrate the approach is replicable across the neighborhood.



Context Map (Not To Scale)



— 1/4 Mile Ped Shed
 - - - Project Site



Building Type Test Fits: Program Information



Single Family Lot Prototype

Description
Single family building with carriage house ADU on 50 x 160 lot.

Site Info	50 x 160 ¹	
Width	50 ft	
Depth	160 ft	
Area	8,000 sf	(0.18 ac)
Density	10.9 du/ac	
Building Coverage	39%	
Impervious Coverage	6%	
Building Info	SF Building	ADU
Stories	2	1
Unit Count	1	1
Unit Size	2,730 gsf	600 gsf
Total Building Area	3,330 gsf	
Parking Info	SF Building	ADU
Off-Street Count	2	1

¹Commonly occurring lot size in neighborhood.



Duplex Lot Prototype

Description
Side-by-side duplex with carriage house ADU on 50 x 160 lot.

Site Info	50 x 160 ¹	
Width	50 ft	
Depth	160 ft	
Area	8,000 sf	(0.18 ac)
Density	16.3 du/ac	
Building Coverage	40%	
Impervious Coverage	7%	
Building Info	Duplex	ADU
Stories	1.5	1
Unit Count	2	1
Unit Size (Average)	1,325 gsf	600 gsf
Total Building Area	1,925 gsf	
Parking Info	Duplex	ADU
Off-Street Count	2	1

¹Commonly occurring lot size in neighborhood.



Fourplex Lot Prototype

Description
Fourplex with carriage house ADU on 50 x 160 lot.

Site Info	50 x 160 ¹	
Width	50 ft	
Depth	160 ft	
Area	8,000 sf	(0.18 ac)
Density	27.2 du/ac	
Building Coverage	41%	
Impervious Coverage	24%	
Building Info	Fourplex	ADU
Stories	2	2
Unit Count	4	1
Unit Size (Average)	1,175 gsf	670 gsf
Total Building Area	1,845 gsf	
Parking Info	Fourplex	ADU
Off-Street Count	4	1

¹Commonly occurring lot size in neighborhood.

Key Code Barriers in R5 Zone

- 1 No more than 2 units allowed
- 2 Limited site area per unit (3,000 square feet minimum)
- 3 High setback minimums (Front = 25 ft, Side = 5 to 10 ft, Rear = 25 ft)
- 4 Restrictive parking requirements (Duplex = 1.5 sp/du and Multifamily = 1 to 2 sp/du)
- 5 60' minimum lot width

Potential Solutions

- 1 Expand R-WRM zone to include this neighborhood given the the present walkability, access to commercial uses, and proximity to bus lines.
- 2 Modify R5 development standards.



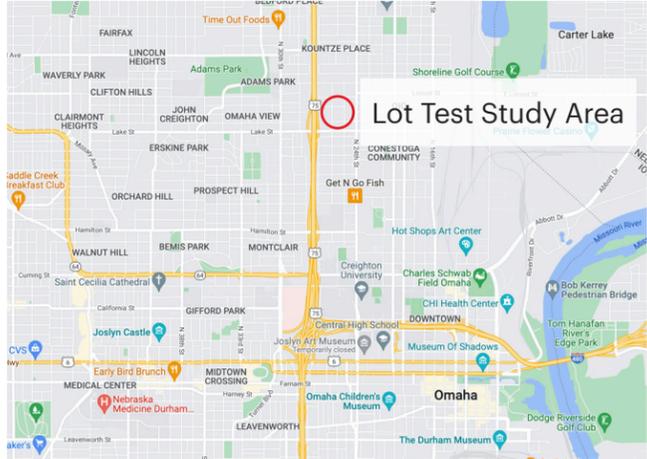
Key Benefits and Opportunities of Missing Middle Housing



View down Corby Street

Key Benefits and Opportunities

- 1 Increases the diversity of choice in home sizes at a lower cost than a single family home
- 2 The building size and form is similar to a single family home
- 3 Typically designed to have street front entrances, like a single family home which supports an active street life
- 4 Provides options for accessible housing
- 5 These housing types contribute to walkable communities whose residents support local retail and nearby amenities
- 6 Housing types suitable for incremental and infill development
- 7 Encourages good neighbors and safer environments through informal interaction



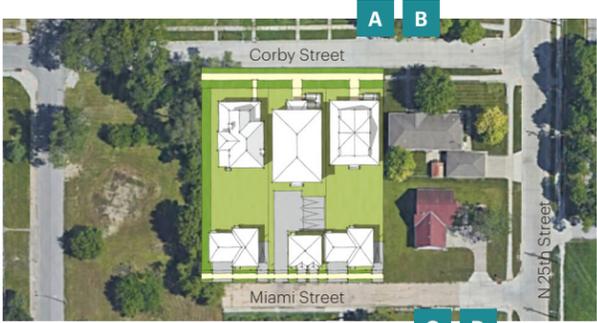
MMH Perspectives and Aerials



A Aerial looking SW



B View along Corby Street



Key Map (Not To Scale)



C Aerial looking NW



D View along Miami Street

