



CAP CON 2026

Get Housing Ready: Zoning Best Practices for Every Community

Adam Cook CNU-A, Principal, OHM Advisors
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Mixed Use Land Development...?

“Mixed Use”... but separated uses!

Large areas of...

Retail

Housing

Office

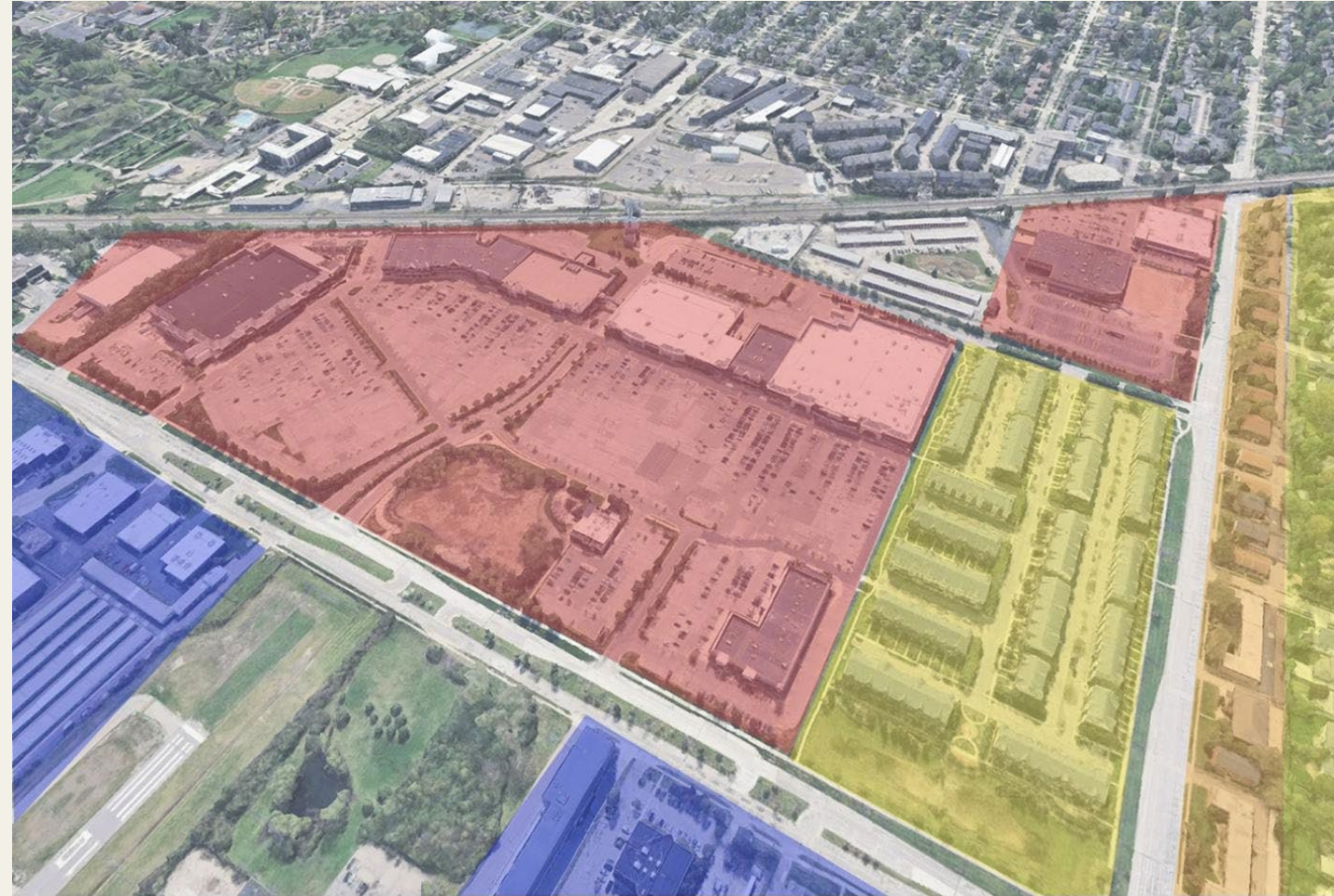
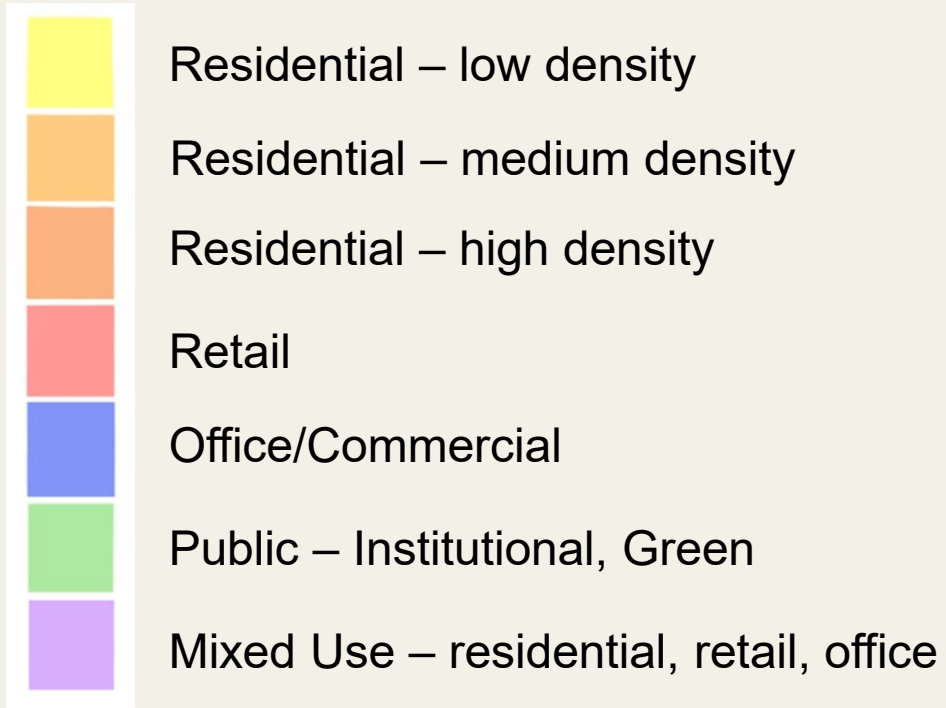
Institutional

Recreation



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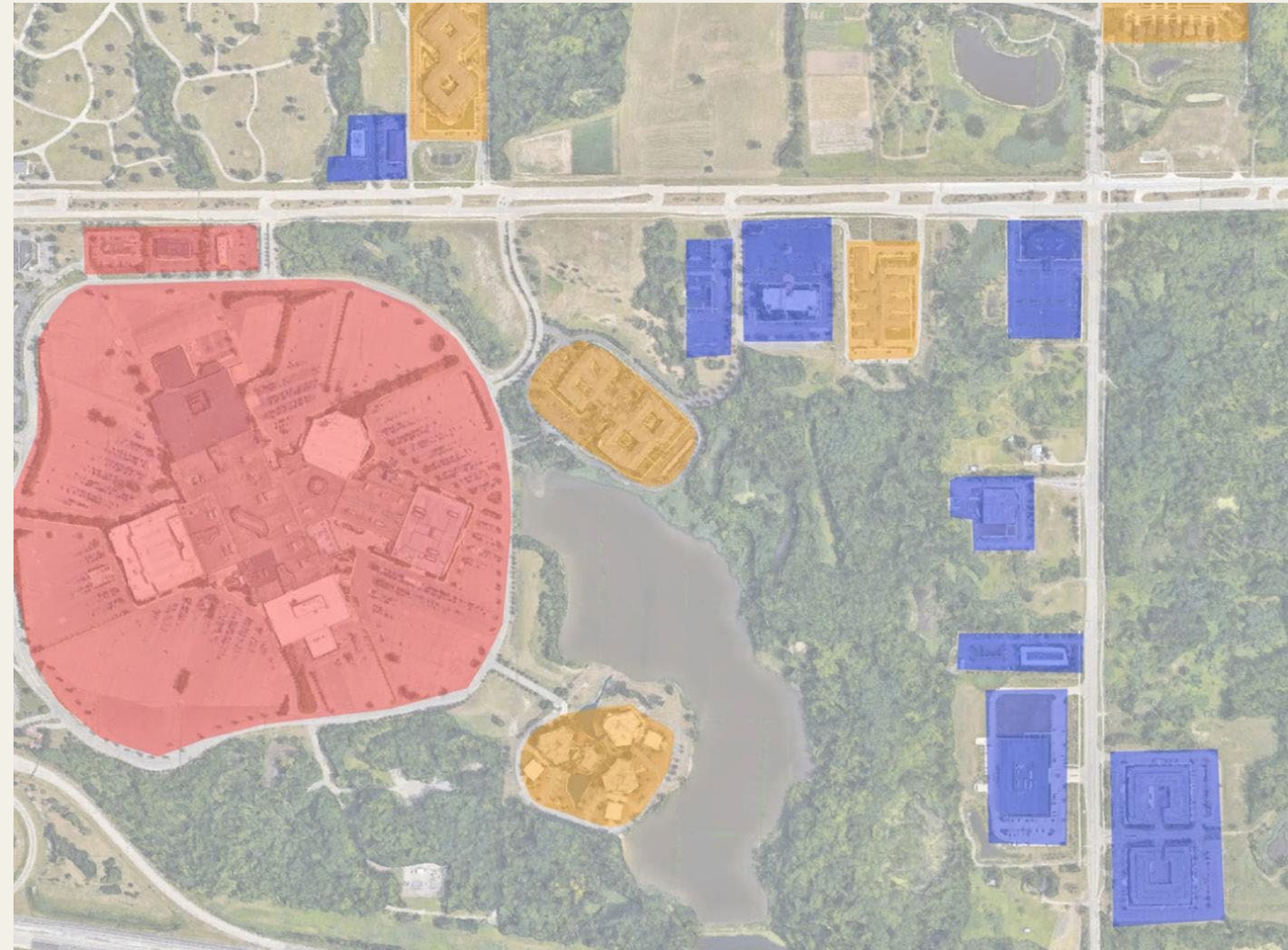
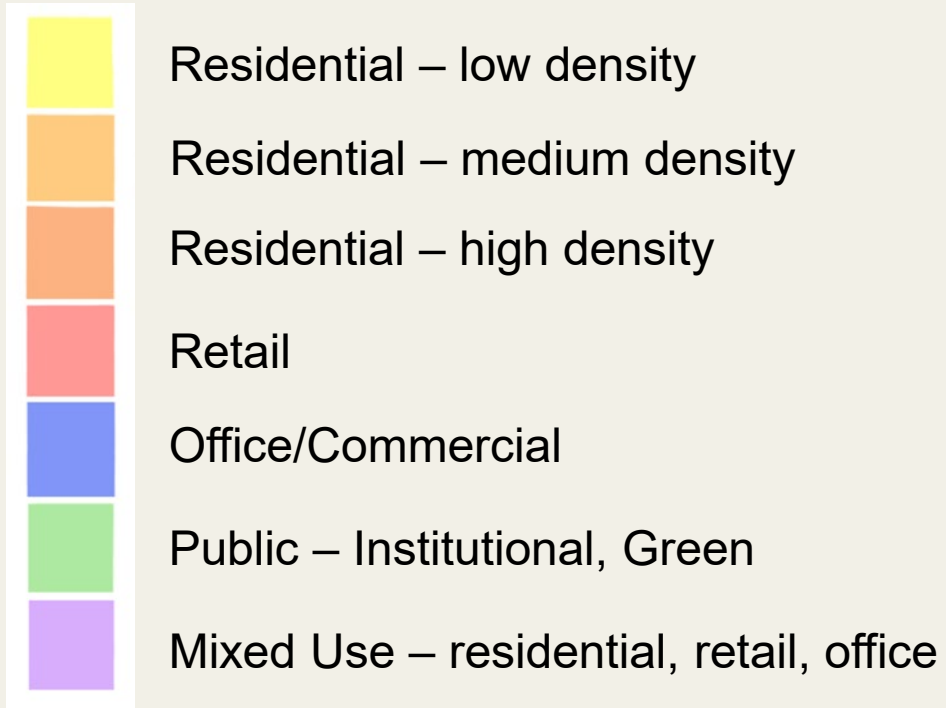
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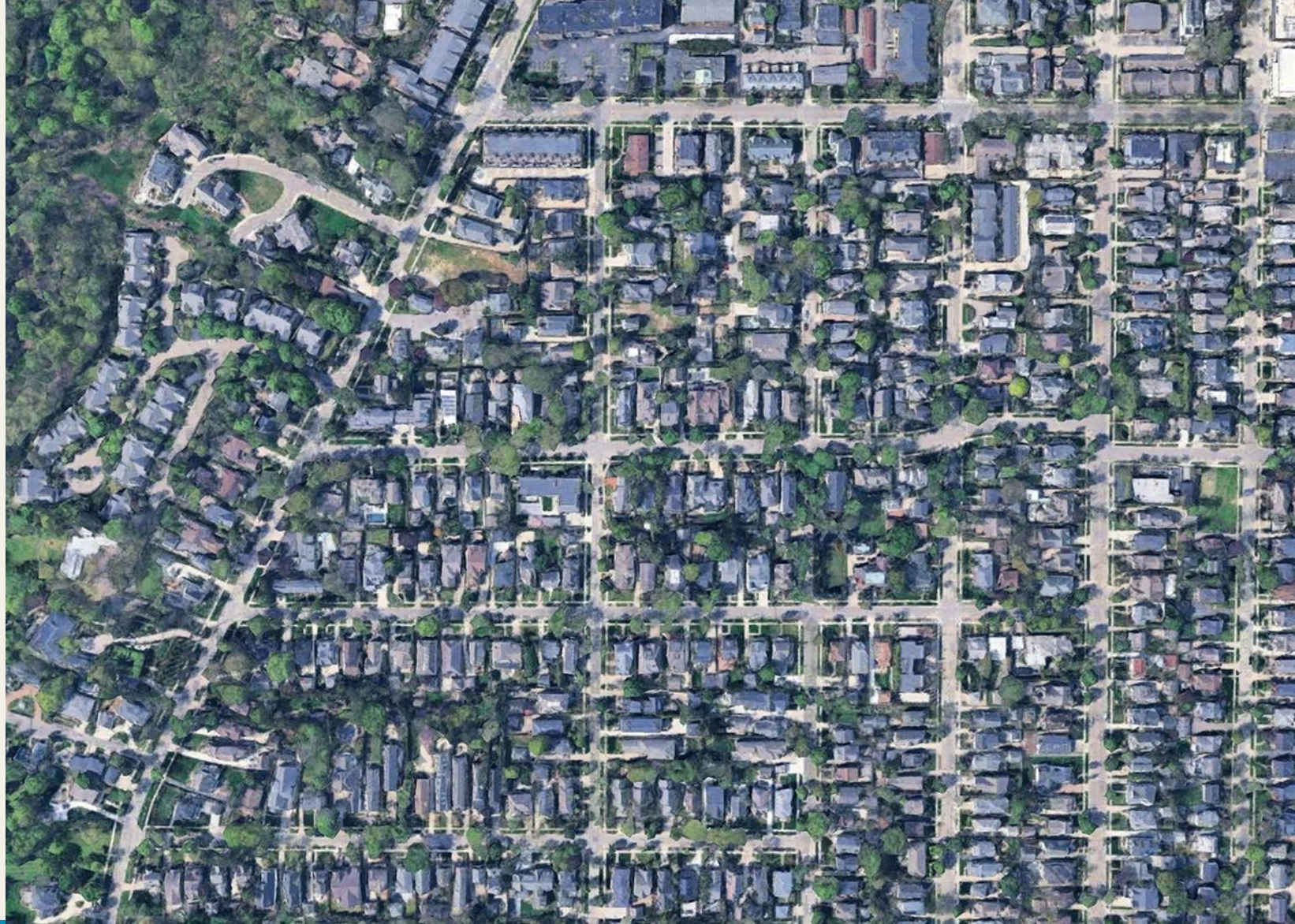


Mixed Use Land Development...?

“Mixed Use”... but separated uses!



Multi-Density Residential Neighborhood



Multi-Density Residential and Mixed Use Neighborhood



Multi-Density Residential and Mixed Use Neighborhood



Mixed Use Land Development

Integrated Uses

Traditional land use planning
Smaller and integrated areas of...

Retail

Housing

Office

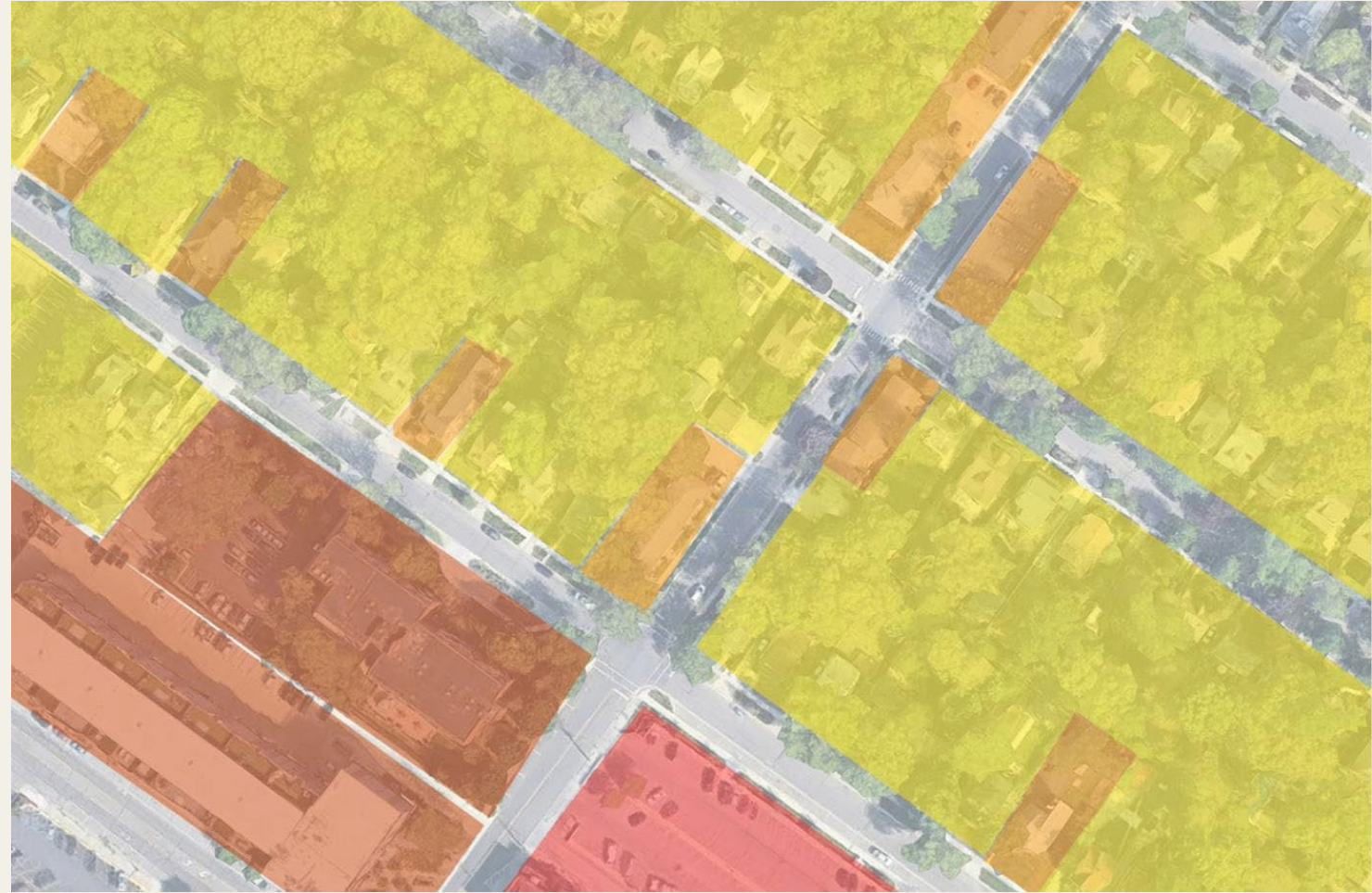
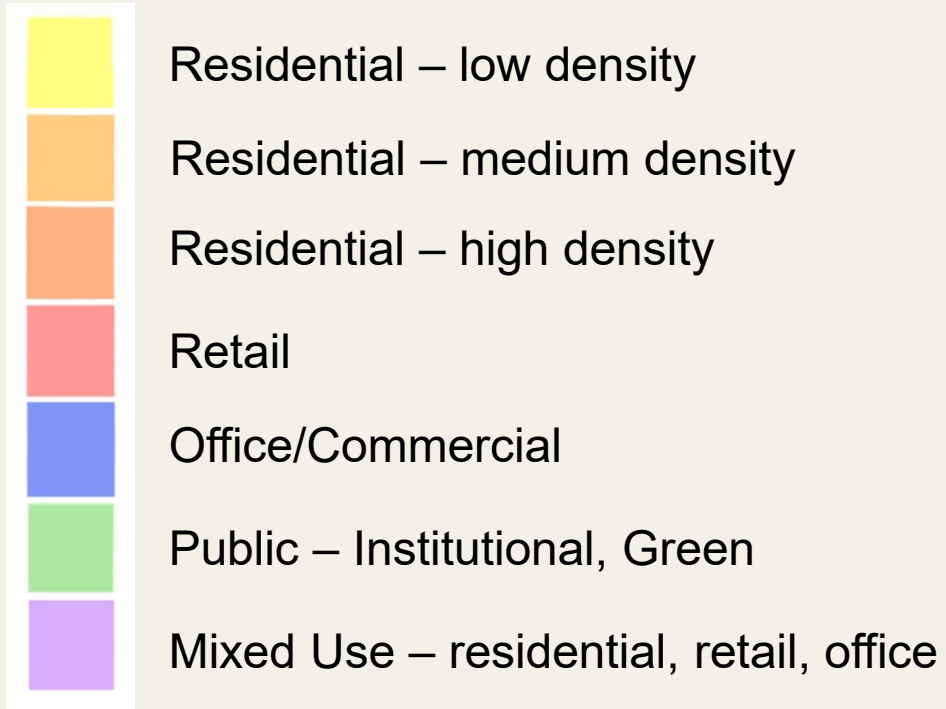
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Mixed Use Land Development

Integrated Uses



Multi-Density Residential Neighborhood

Incremental Development



Multi-Density Residential Neighborhood

Incremental Development



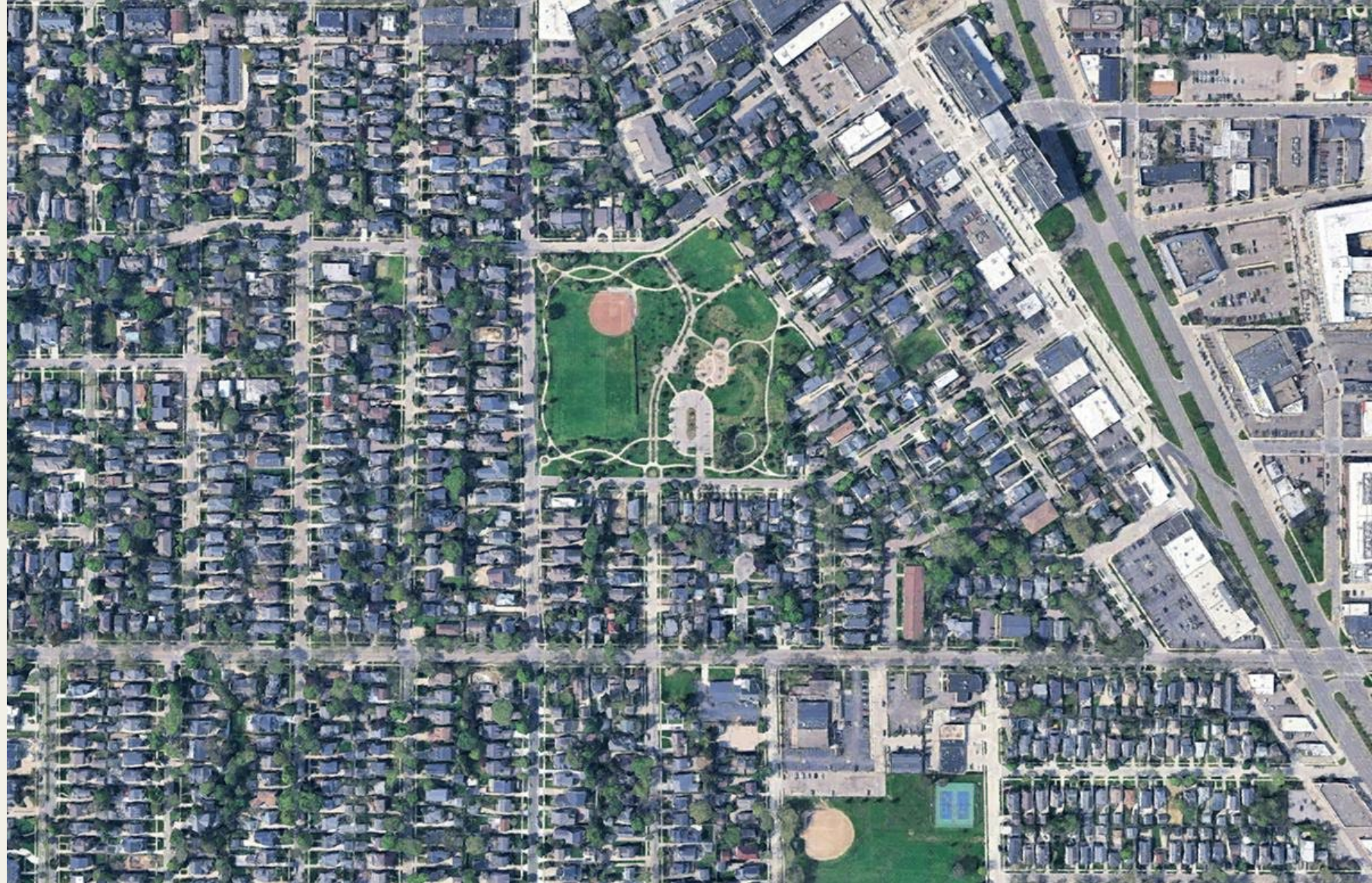
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Integrated Uses

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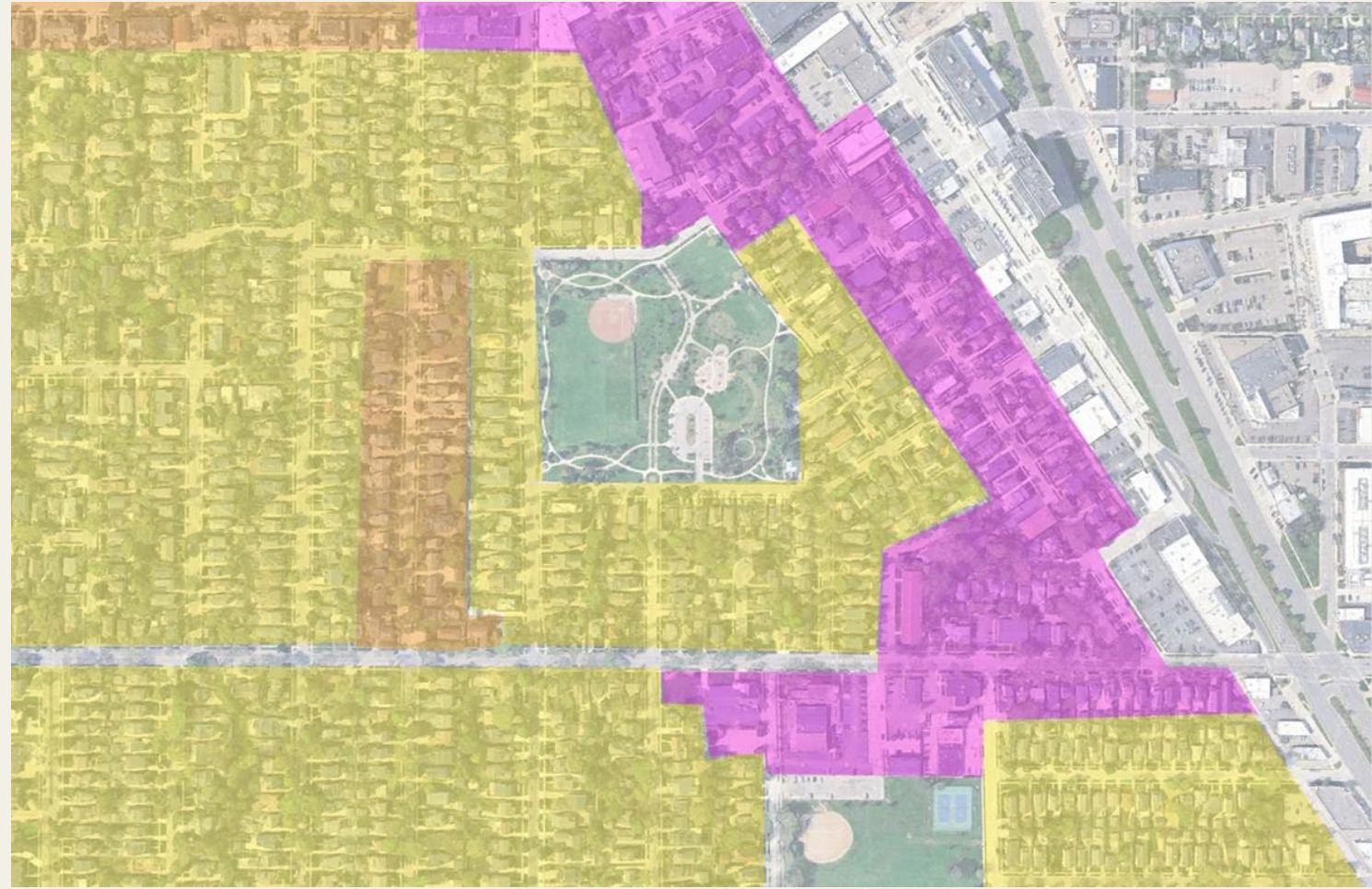
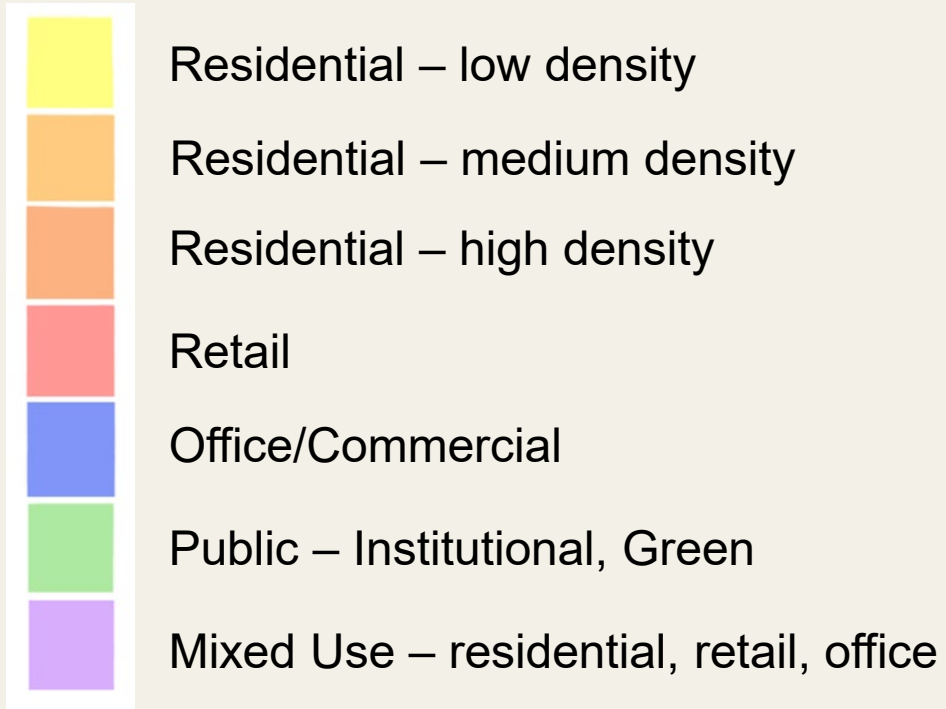
Smaller and integrated areas of...

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Mixed Use Land Development

Integrated Uses



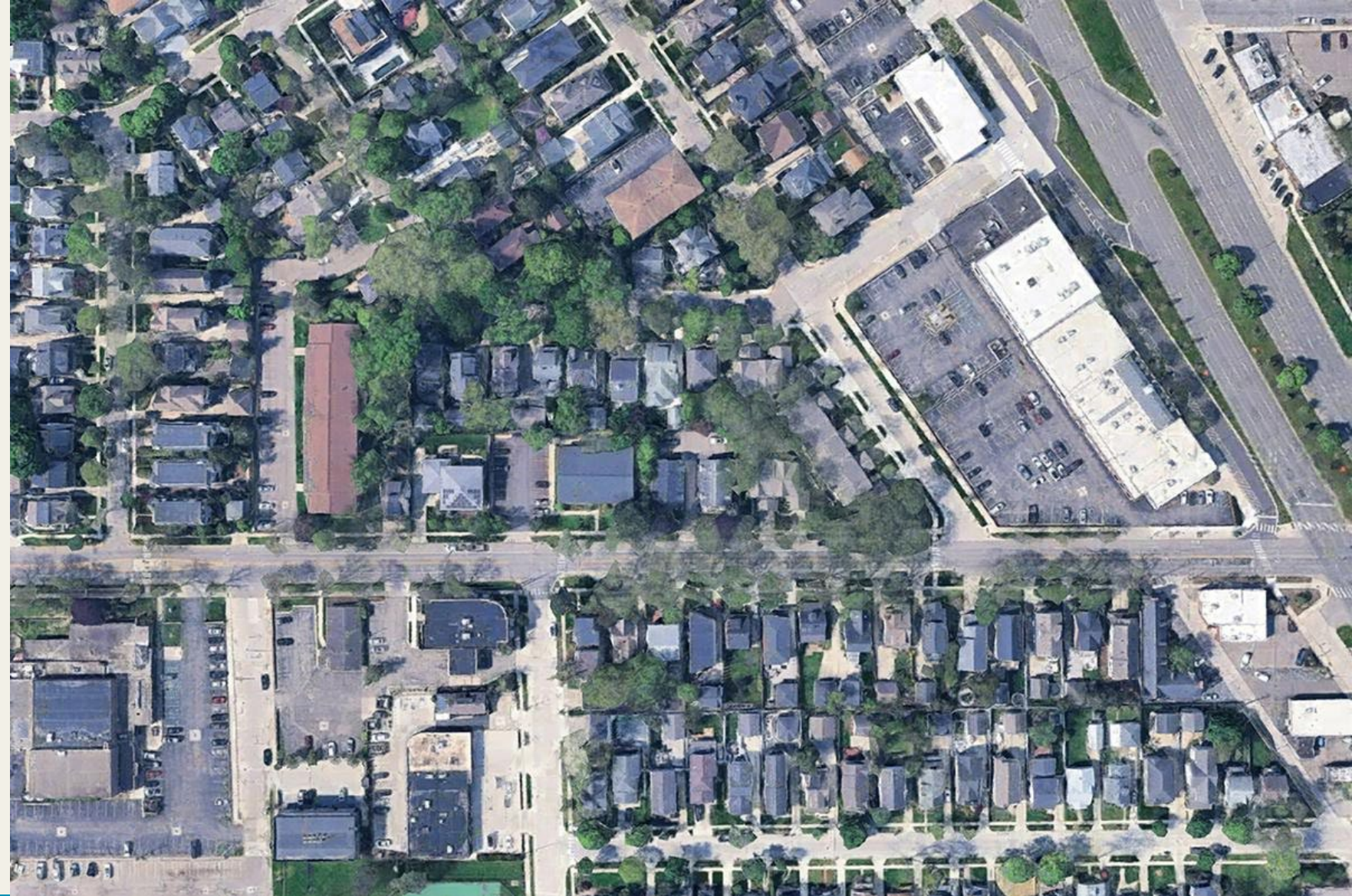
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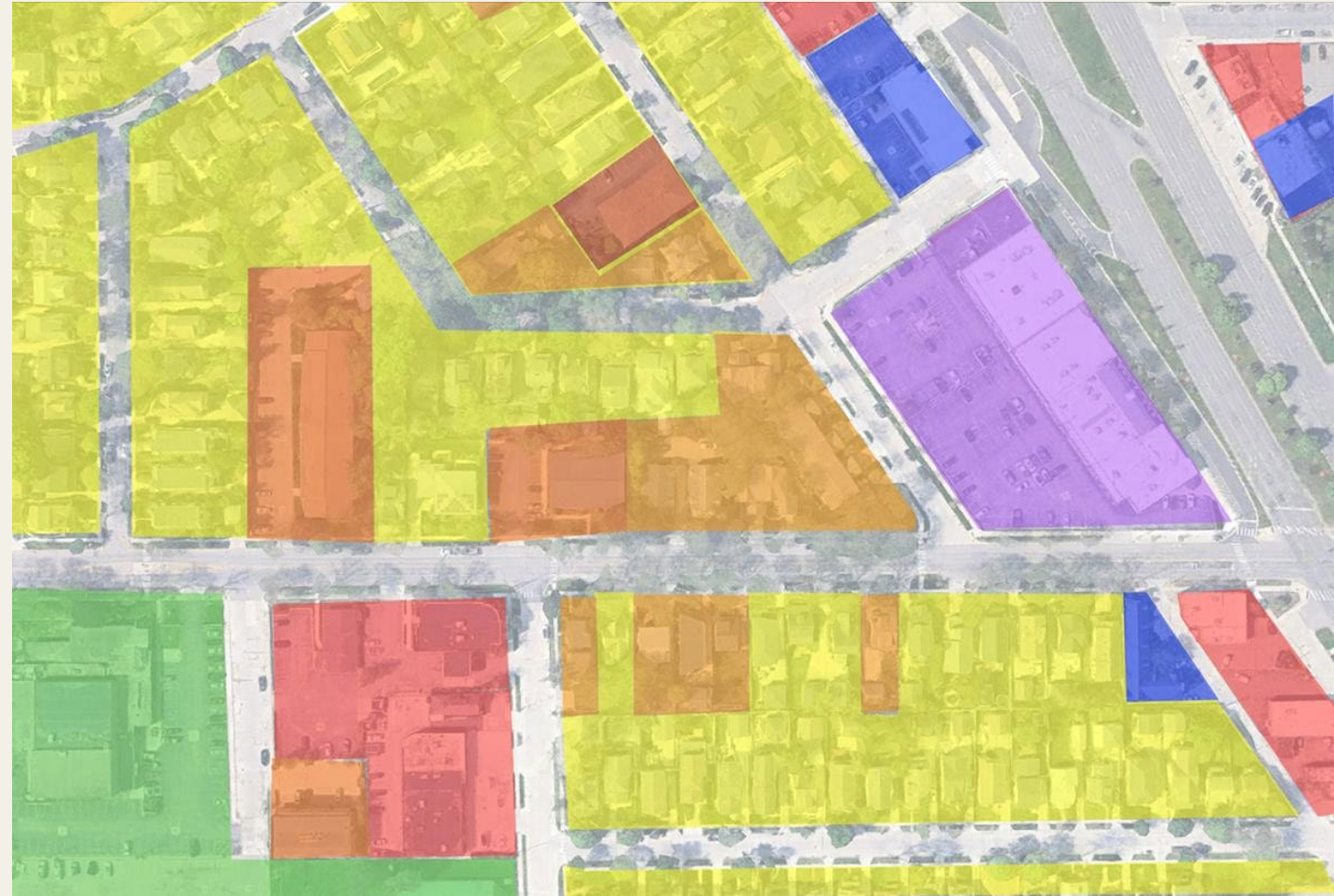
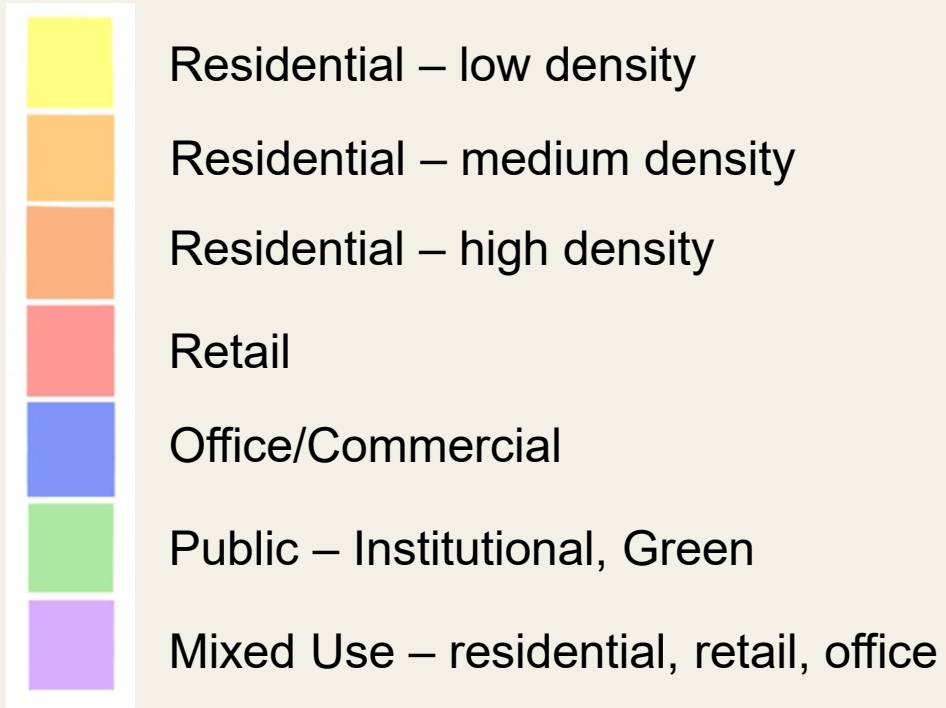
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Mixed Use Land Development

Integrated Uses



Multi-Density Residential Neighborhood



Multi-Density Residential Neighborhood



Multi-Density Residential Neighborhood

Incremental Development



Multi-Density Residential Neighborhood

Incremental Development



Multi-Density Residential Neighborhood

Incremental Development



Multi-Density Residential Neighborhood

Incremental Development



Multi-Density Residential Neighborhood

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Multi-Density Residential Neighborhood

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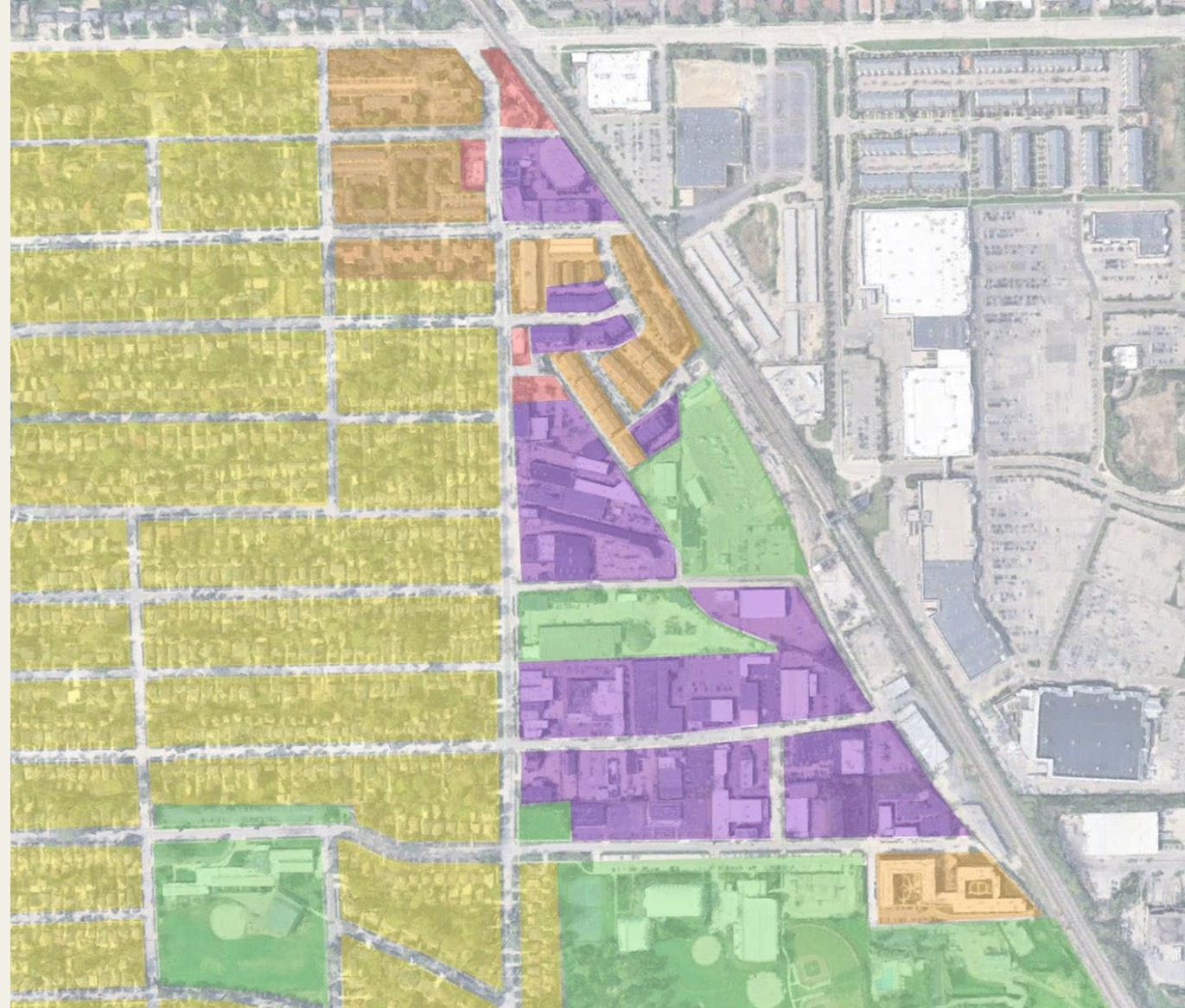
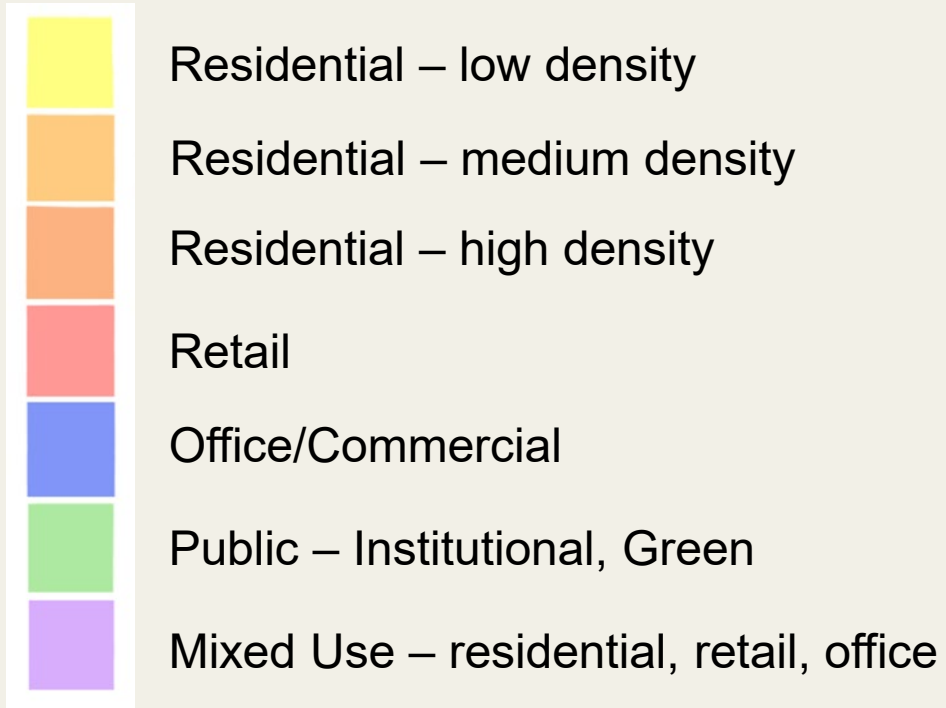
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Mixed Use Land Development

Integrated Uses



The Approach to Zoning

The watch repair technician

Do you see a hammer anywhere in this workshop?



To Engage or not to Engage...

...Or how to (perhaps) avoid suffering the slings and arrows of public engagement and housing/zoning



The Zoning Charrette/Workshop

Mental Mapping –
Understanding the Urban Context



The Zoning Charrette/Workshop

Mental Mapping –
Understanding the Urban Context

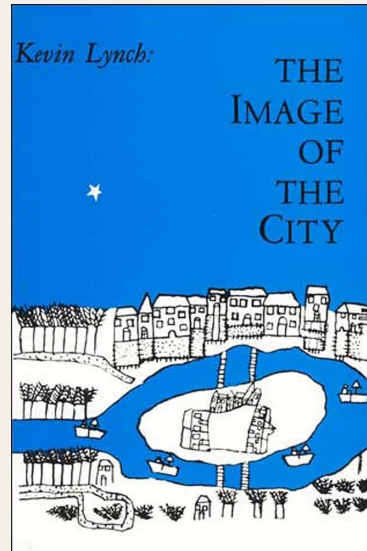
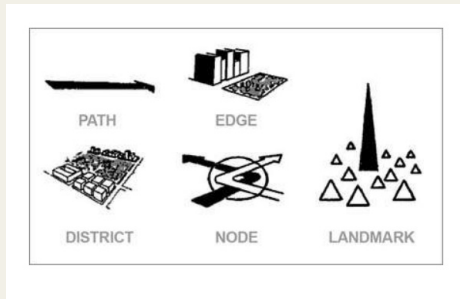
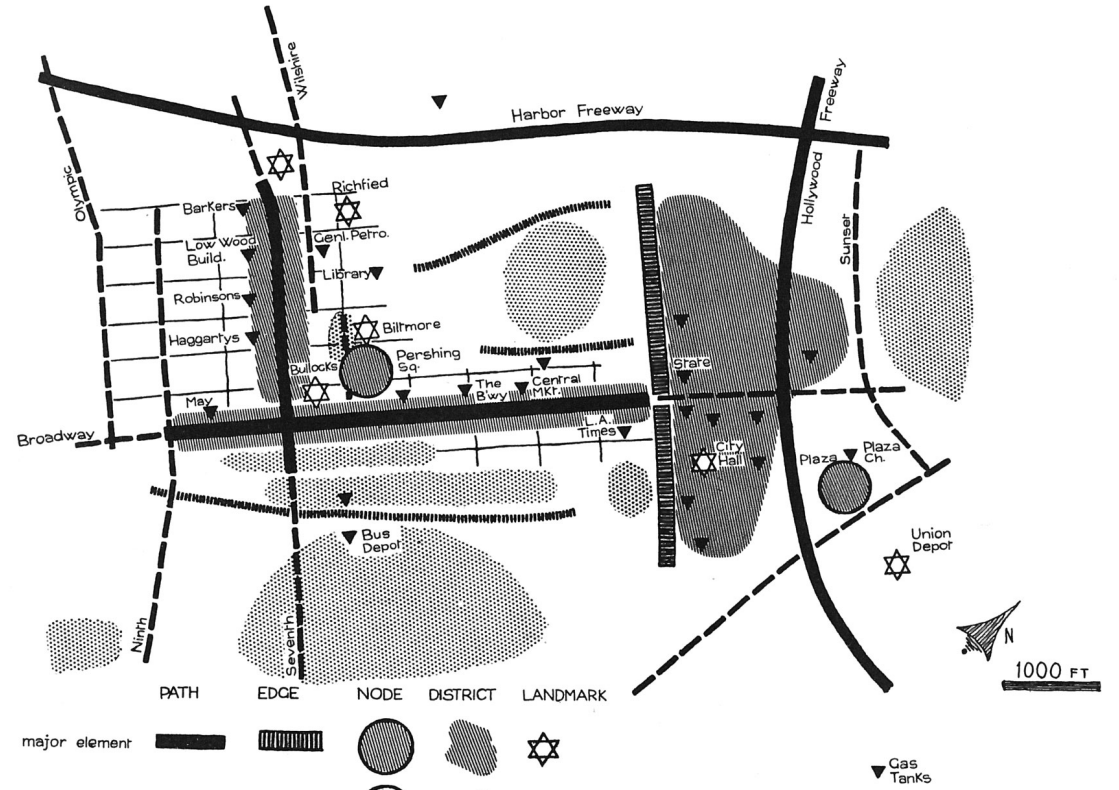


FIG. 14. The visual form of Los Angeles as seen in the field



The Zoning Charrette/Workshop

Mapping Neighborhoods, Corridors,
Nodes, and Districts around the
“Kitchen Table” (airplanes optional)



The Zoning Charrette/Workshop

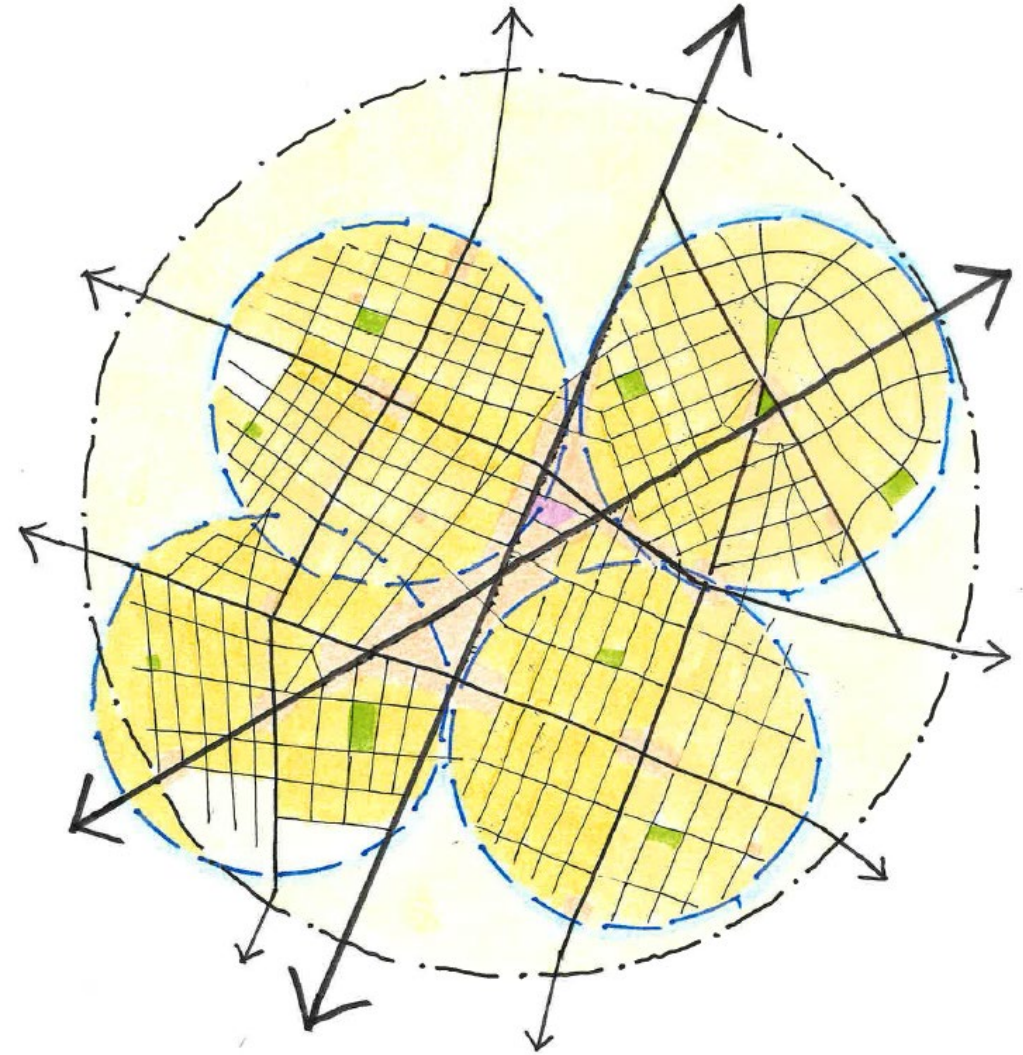
Mapping Neighborhoods, Corridors,
Nodes, and Districts

*Where do the neighborhoods in this
district begin and end?*

*How long do you think it would take to
walk across one of the blue circles?
...to bike across?*

How many corridors do you see?

*If you wanted to open a profitable small
store, where would you locate it?*

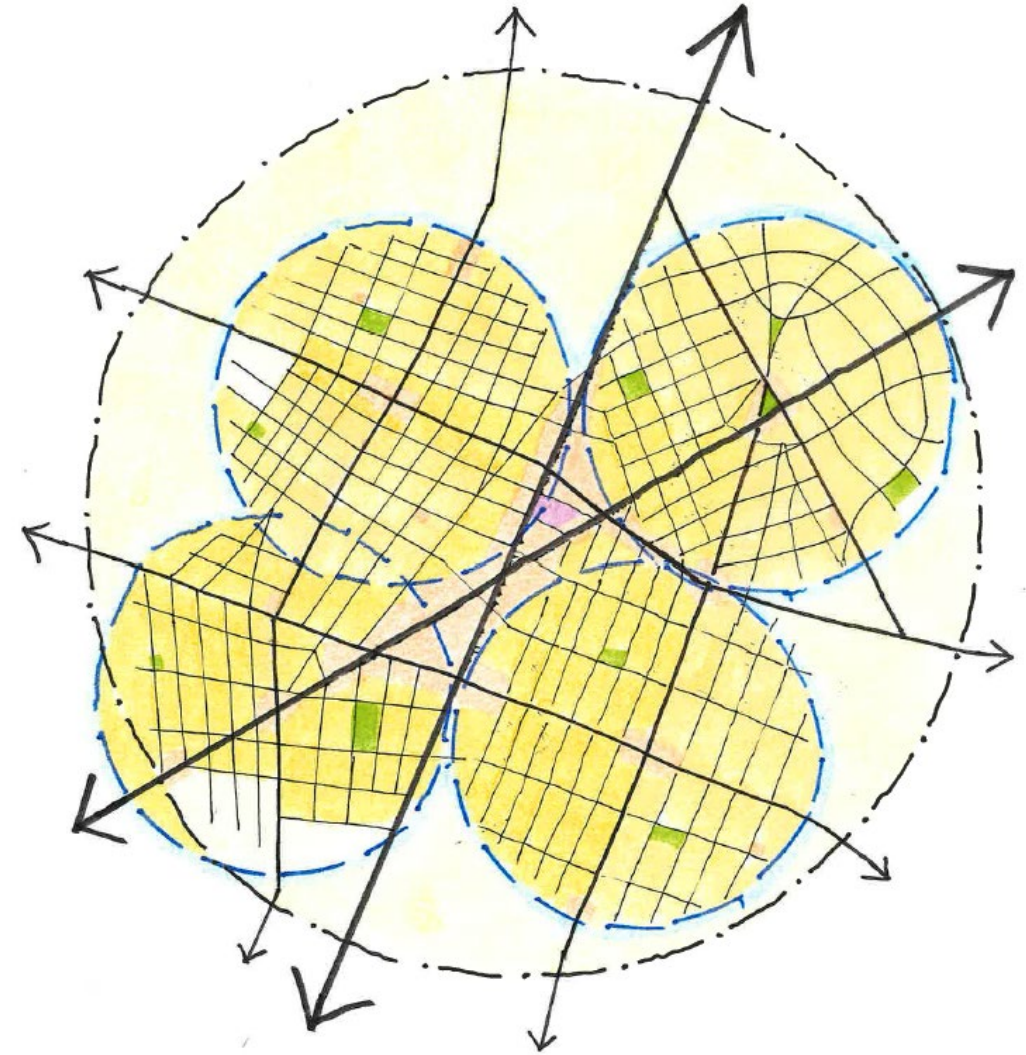


The Zoning Charrette/Workshop

Mapping Neighborhoods, Corridors, Nodes, and Districts

Emily Talen's Everyday Neighborhood:

1. It has a name.
2. Residents know where it is, what it is, and whether they belong to it.
3. It has at least one place that serves as its center.
4. It has a generally agreed upon spatial extent.
5. It has everyday facilities and services, although it is not self-contained.
6. It has internal and external connectivity.
7. It has diversity within it, or is open to its enabling.
8. It has a means of representation, a means by which residents can be involved in its affairs, and an ability to speak with a collective voice.



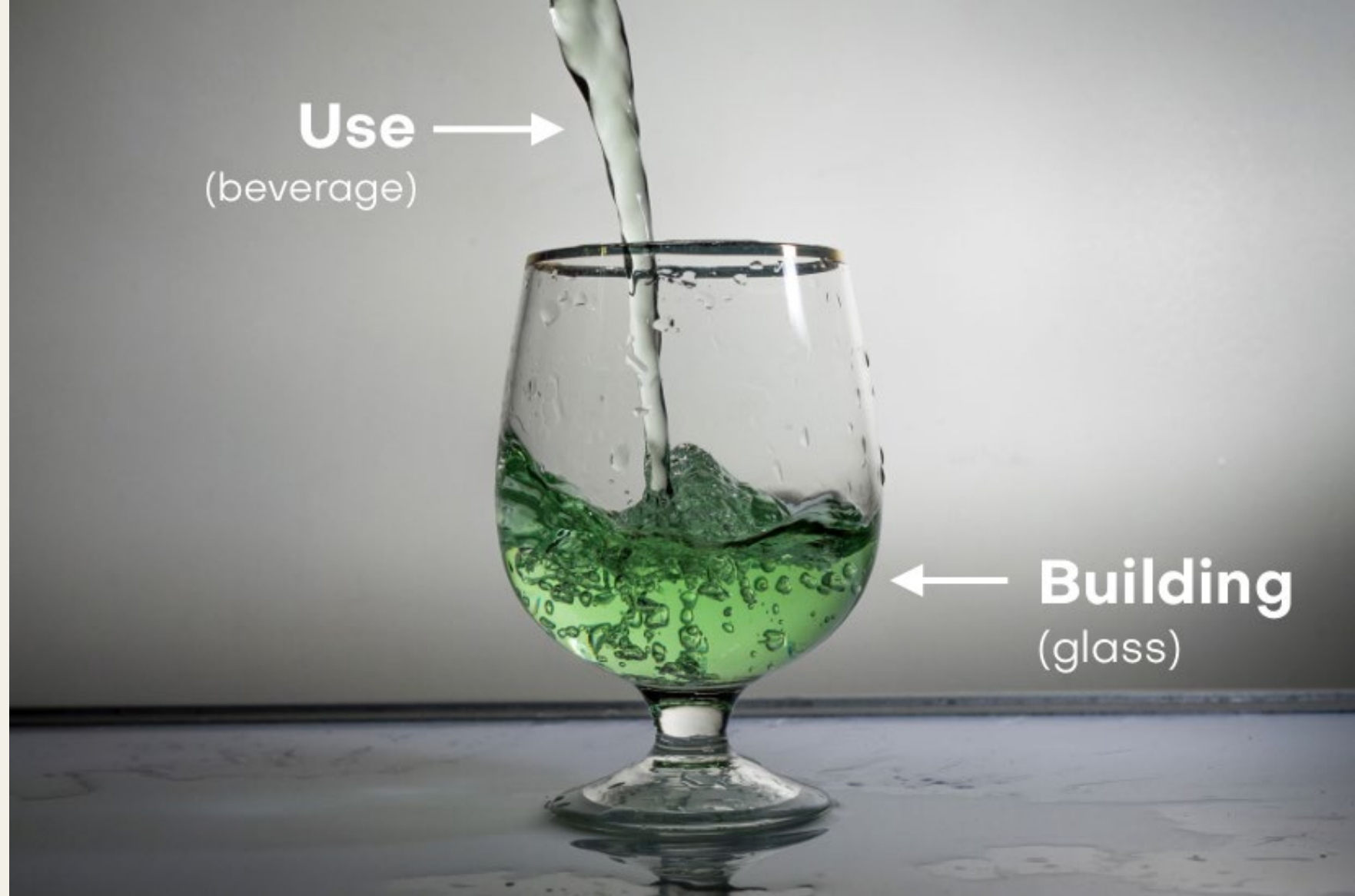
The Zoning Charrette/Workshop

Visualizing Density



Type vs. Use

Building type implicitly limits uses



Building Types

Illustrations and Precedents

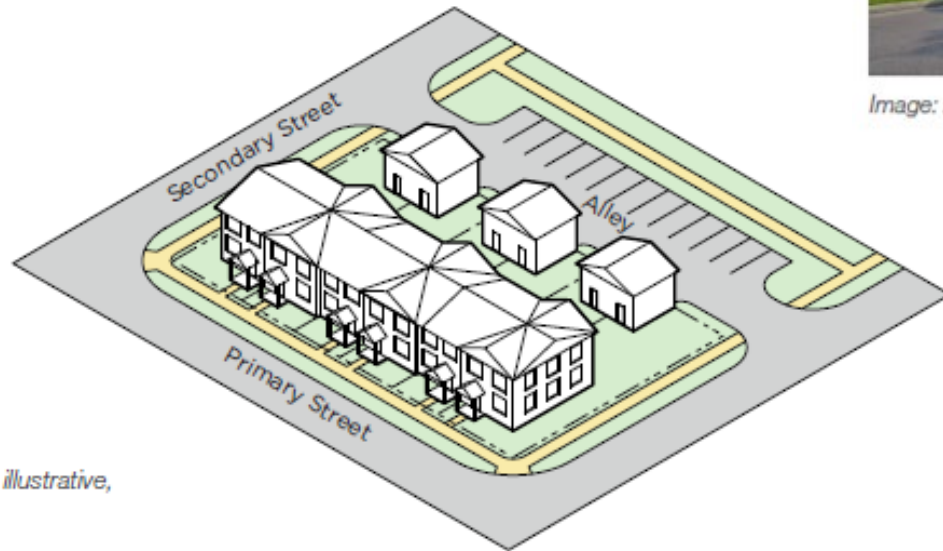


Building Types

Illustrations and Precedents

B. Attached Single-Unit Building

1. Typical Lot Configuration



*Note: image is illustrative,
not regulatory.*

2. Description

A structure with common walls on either side and no units below or above. Garage access is typically from a rear alley or shared parking area. A small side or rear yard is provided for each unit as private open space.



Image: Attached Single-Unit Building



Building Types

Illustrations and Precedents

2. Description

A detached structure with two units that is massed as a single structure. Setbacks can range from small to large and units are typically side-by-side, but may be stacked.

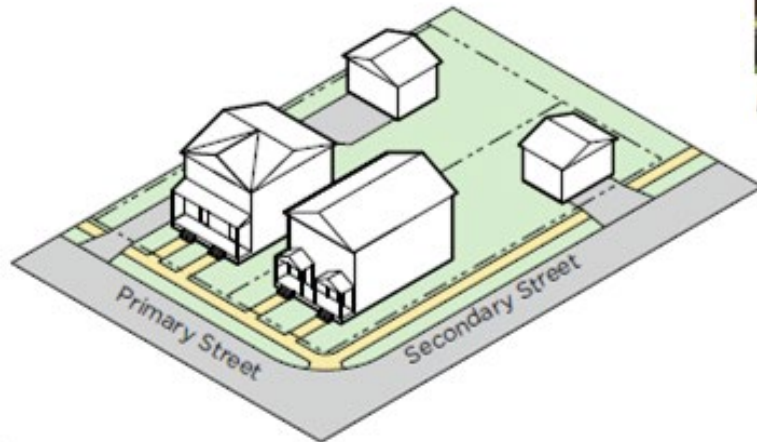


Image: Duplex Building



C. Duplex Building

1. Typical Lot Configuration



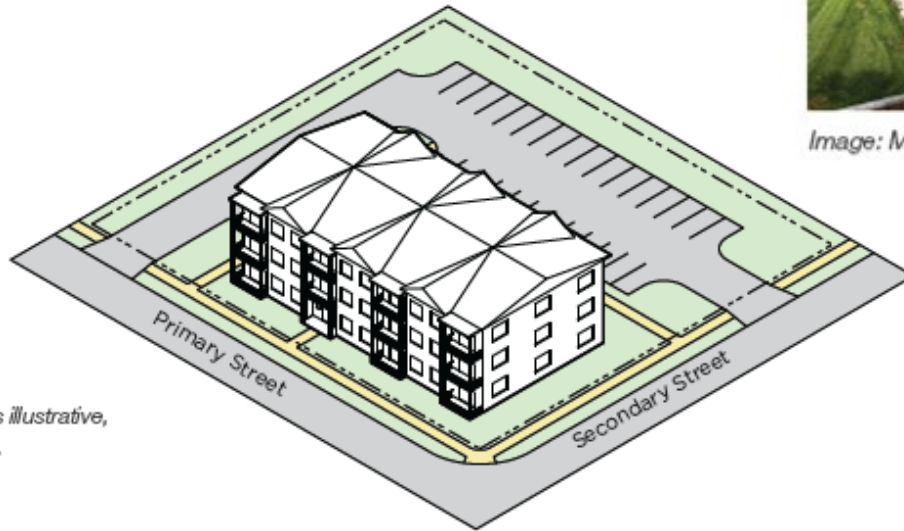
Note: image is illustrative,
not regulatory.

Building Types

Illustrations and Precedents

D. Multi-Unit Building

1. Typical Lot Configuration



Note: image is illustrative, not regulatory.

2. Description

A building with multiple residential units that front on an interior corridor and have their main access from the primary street. Units can be next to each other (side-by-side units), or stacked on top of each other (top and bottom units).



Image: Multi-Unit Building

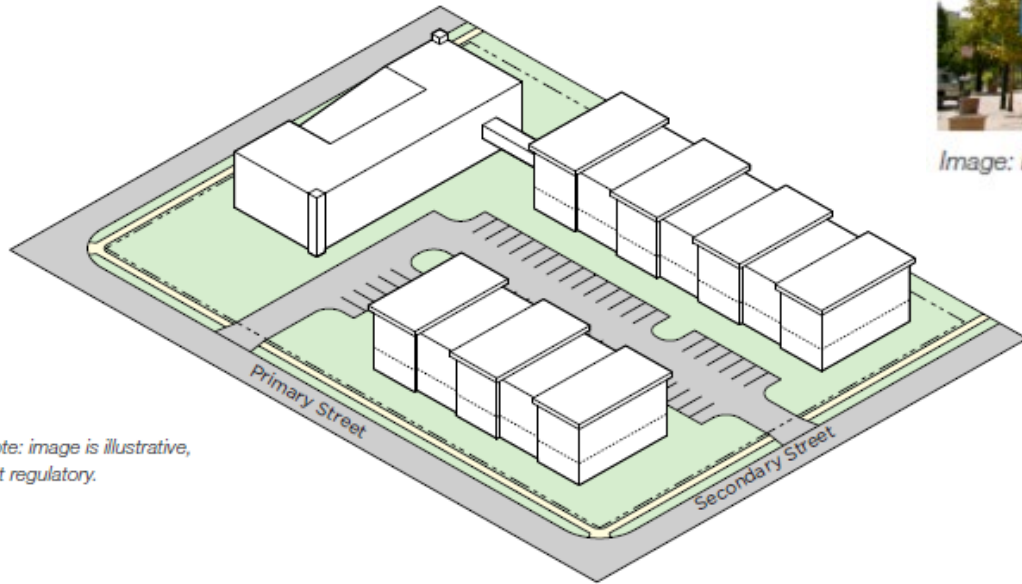


Building Types

Illustrations and Precedents

E. Multi-Unit Complex

1. Typical Lot Configuration



2. Description

A collection of multi-unit buildings on adjoining pieces of land, generally owned by one entity. The buildings often share common grounds and amenities, such as pools, parking areas, and a community clubhouse, used as leasing offices for the community.

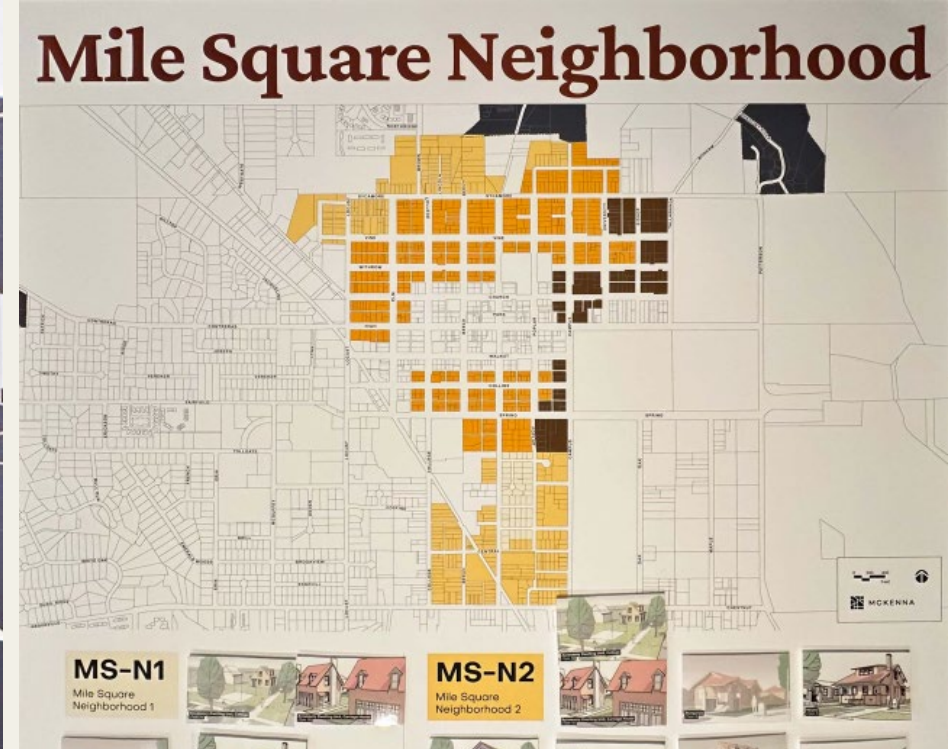


Image: Multi-Unit Complex Building



Building Types

Filling in the Matrix



Building Types

Filling in the Matrix



1107.01: Building Typologies

The below-listed building typologies are contemplated for new development in the districts described below.

TABLE 1107.01 PERMITTED BUILDING TYPOLOGIES											USE DEFINITION & STANDARDS
	STUR	MUR	BRD	MAIN	SH	YEAR	CCD	MILO	INDD	FP	
Detached Single-Unit Building	●	●	-	-	-	-	-	-	-	-	1107.01 (A)
Attached Single-Unit Building	●	●	-	●	-	●	-	-	-	-	1107.01 (B)
Duplex Building	●	●	-	-	-	●	-	-	-	-	1107.01 (C)
Multi-Unit Building	-	●	●	●	-	●	-	-	-	-	1107.01 (D)
Multi-Unit Complex	-	●	●	●	●	●	●	-	-	-	1107.01 (E)
Small Flex Retail Building	-	-	●	●	●	●	-	●	-	-	1107.01 (F)
Medium Flex Retail Building	-	-	●	●	●	●	-	●	-	-	1107.01 (G)
Large Flex Retail Building	-	-	●	●	●	●	●	●	●	-	1107.01 (H)
Institutional Flex Building	●	-	●	●	●	●	●	●	-	-	1107.01 (I)
Primary School Building	-	●	-	●	-	●	-	-	-	-	1107.01 (J)
School and Institutional Building	-	●	●	●	●	●	●	●	-	-	1107.01 (K)
Bed and Breakfast Building	-	●	-	●	-	●	-	-	-	-	1107.01 (L)
Community Center Building	-	●	●	●	●	●	-	●	-	-	1107.01 (M)
Office Building	-	●	●	●	●	●	●	●	●	-	1107.01 (N)
Office-Corporate Building	-	-	●	●	●	●	●	●	●	-	1107.01 (O)
Retail Large Format Building	-	-	●	●	●	-	-	●	-	-	1107.01 (P)
Industrial Building	-	-	-	-	-	-	-	●	●	-	1107.01 (Q)
Warehouse Building	-	-	-	-	-	-	-	●	●	-	1107.01 (R)
Assembly Use Building	-	-	●	●	●	●	●	●	●	-	1107.01 (S)
Maker Space or Live-Work Units	-	●	●	-	●	-	-	●	●	-	1107.01 (T)

● Permitted ● Permitted Subject to Conditions

Building Types

Filling in the Matrix

Section 17.04.020

Building Types

Newly constructed buildings within the City shall conform to one of the following permitted building types and shall only be located in those zoning districts indicated by a "P" for "Permitted Building" in the corresponding row and column of Table 17.04.A.

Table 17.04.A - Building Types by Zoning District

Building Type	Zoning District						
	R	AR	FC	RC	TC	LM	NSO
Detached Residential	P	P					P
Carriage House	P	P					P
Garage	P	P					P
Accessory Dwelling Unit	P	P	P		P		P
Cottage	P						P
Cottage Court	P	P	P				P
Duplex	P	P					P
Townhouse	P	P	P	P	P		
Small Apartment	P	P	P	P	P		
Large Apartment		P	P	P	P		
Commercial			P	P	P		P
Mixed Use			P	P	P		P
Maker Space			P	P	P	P	
Office/Research			P	P	P	P	
Corner Commercial			P	P	P		
Theater			P	P	P		
Hotel/Senior Housing		P	P	P	P		

"P" indicates the row's Building Type is permitted in the corresponding zoning district listed at the top of the column.

Adopted Codes

Hazel Park, MI (2025)



The Cottage is a small, freestanding single dwelling unit on a single lot. It is designed for small and/or irregularly configured individual parcels in existing residential neighborhoods. Due to its size, it is governed by requirements separate from the Detached Residential building.

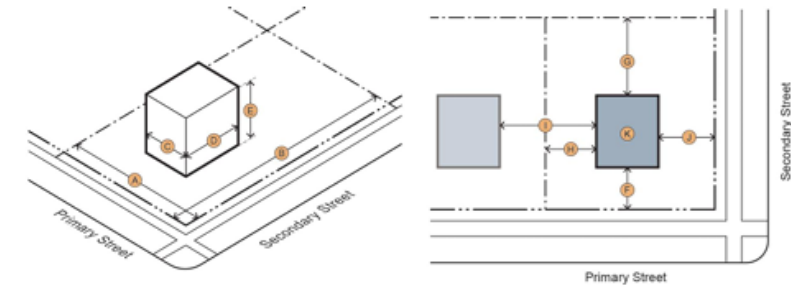
ILLUSTRATIVE EXAMPLES



Sears Craftsman "Fairy" model, 1920s



Sears Craftsman "Rosita" model, 1920s



BUILDING TYPE STANDARDS - Cottage ≤ is "Less than or equal to" ≥ is "Greater than or equal to"

Lot Dimensions		
A	Lot Width	A ≤ 37 ft – for lots greater than 37 ft wide, refer to Detached Residential Building Type
B	Lot Depth	B ≤ 115 ft
Building Dimensions		
C	Building Width	C ≤ 26 ft
D	Building Depth	D ≤ 50 ft
E	Building Height	E ≤ 26 ft and E ≤ 2 stories
Building Placement		
F	Front	Calculate EFY based on the standard in Sec. 17.05.080. When EFY < 20 ft EFY ≤ F ≤ 20 ft When EFY ≥ 20 ft F = 20 ft
G	Rear	G ≥ 10 ft
H	Side abutting existing lot	H ≥ 4 ft
I	Side abutting R.O.W.	I ≥ 10 ft
J	Side abutting R.O.W.	J = 10 ft
K	Building Footprint	K ≥ 625 sq ft

Each residential structure must have a minimum side setback **H** of 4 ft from the adjacent lot line, AND the total separation between adjacent residential structures **I** must be minimum 10 ft.

ALLOWABLE USES ALLOWABLE DISTRICTS

Residential	1st - 2nd Floors	R, NSO
-------------	------------------	--------

Adopted Codes

Owasso, MI (2023)

c. Quad

1. Description. This building type consists of multiple dwelling units placed side by side or stacked, typically with one shared entry.
2. Building Entrance Orientation:
 - (a) All buildings shall provide at least one pedestrian door facing the front lot line.
 - (b) Secondary entries permitted from the side or rear.
3. Parking Access and Location
 - (a) Building integrated parking permitted in rear of building.
 - (b) Off-street parking shall be in rear yard.
 - (c) Masonry screen wall required between parking and property line.
 - (d) Driveways must be located in the side or rear yard.
4. Articulation. Employ vertical bays-through change in material, transparency, or plane-to distinguish building entrance, dwelling units, or unit layouts.
5. Applicable Districts: R-1, R-2, RM



Quadplex (External Staircase)
 Lot Size: 6,000 sf
 Building Footprint: 1,200 sf
 Lot Coverage: 20.0%
 Unit Size: 750 sf each (2nd R)
 600 sf each (2nd R)
 Parking: 0.75 spaces per unit



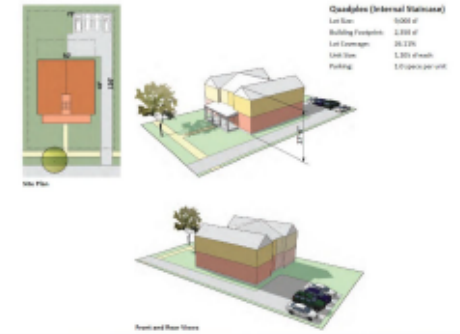
Front and Rear Views



Quadplex (Internal Staircase)
 Lot Size: 6,000 sf
 Building Footprint: 1,200 sf
 Lot Coverage: 20.0%
 Unit Size: 600 sf each
 Parking: 0.75 spaces per unit



Front and Rear Views

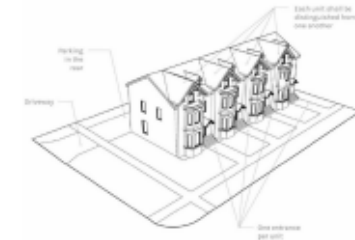


Quadplex (Internal Staircase)
 Lot Size: 6,000 sf
 Building Footprint: 1,200 sf
 Lot Coverage: 20.0%
 Unit Size: 1,200 sf each
 Parking: 1.0 spaces per unit

Front and Rear Views

d. Triplex/Quadplex Townhouses

1. Description. The Townhouse building type consists of structures that contain three or four dwelling units placed side by side. Townhouses are typically narrow, 2-story residential buildings with each unit having access directly to the street.
2. Building Entrance Orientation
 - (a) Each dwelling shall provide a separate pedestrian entryway facing the front lot line with direct access to the sidewalk by way of a front porch or stoop with steps.
 - (b) Primary entry for each unit or separated occupancy must face onto and connect to the primary street. The corner unit may face the secondary street. Secondary entries permitted from the side or rear.
3. Parking Access and Location
 - (a) Garages or carports must be accessed from the rear yard via an alley.
 - (b) Parking may be provided on a driveway, garage, or carport located in the rear yard.
4. Articulation. Adjoined dwelling units shall be distinguishable through a change in plane, change in material, or architectural expression.
5. Applicable Districts: R-1, R-2, and RM



Adopted Codes

Sault Ste Marie, MI (2025)

ADU Ordinance



Adopted Codes

Whitehall, OH (2021)

CORRIDOR DISTRICTS

1104.06

(CCD) Community Crossroads District

1104.06: (CCD) Community Crossroads District



A INTENT

The Community Crossroads District is intended to create a high-density mixed-use area, that is highly walkable, and integrated into the regional transit system. New development on sites should be arranged around a grid pattern of streets, with parking located internal to sites to prioritize the pedestrian experience and quality urban form.

The Community Crossroads District is intended to be more of an urban, mixed-use district or Transit oriented Development (TOD) that centers around a transportation hub or multi-modal transportation station and leverages the location along East Main Street. Height and massing of buildings can be substantial and utilize larger sites in the district to accommodate a variety of uses integrated vertically. Uses could include significant residential, office, restaurant, convenience retail and service. Creating an adaptable form regarding the scale and size of the development will reduce dependence on specific uses though focused long-term densification of the corridor. Redevelopment should incorporate open space through public squares, plazas, and other gathering places.

B PERMITTED BUILDING TYPES

The building types permitted in the CCD District are limited to the following, which shall be placed on lots with minimum dimensions sufficient to accommodate the minimum building type and setback dimensions. See [Section 1107.01](#) (Building Typologies) for detailed design standards.

1. PERMITTED BUILDING TYPES	REFERENCE
Multi-Unit Complex	1107.01 (E)
Large Flex Retail Building	1107.01 (H)
Institutional Flex Building	1107.01 (I)
School and Institutional Building	1107.01 (K)
Office Building	1107.01 (N)
Office-Corporate Building	1107.01 (O)
Retail Large Format Building	1107.01 (P)
Assembly Use Building	1107.01 (S)

1104.06

(CCD) Community Crossroads District

CORRIDOR DISTRICTS

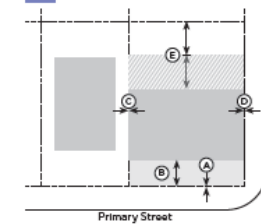
Key for Diagrams:

----- Lot Line

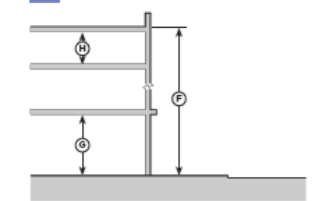
----- Setback Line

█ Buildable Area

C BUILDING PLACEMENT



D BUILDING FORM



Each proposed building in the CCD District shall comply with the following building form standards.

1. SETBACK		
Front Yard (Min. Ft.)	0	(A)
Front Yard (Max. Ft.)	15	(B)
Side Yard (Min. Ft.)	0	(C)
Side Yard (Max. Ft.)	N/A	
Side Street, corner lot (Min. Ft.)	0	(D)
Rear Yard (Min. Ft.)	20; except when abutting a residential district or use, then 40	(E)

2. LOT COVERAGE		
Lot Coverage	N/A	
Open Space (Min.) - Excluding paved areas	10%	

3. SITE		
Lot Frontage	N/A	
Size	N/A	

NOTES

Buildings should generally have a zero foot setback. Consideration of larger setbacks should be based on the incorporation of public spaces, placement of adjacent buildings, and/or unique geometry.

Buildings should be generally parallel to and facing the street, with an entrance door(s) connected to the public sidewalk.

Buildings on corner lots should be oriented to the corner and to the street fronts

Dumpsters must be fully screened and located between the primary structure and the rear property line.

For commercial or mixed uses abutting a residential district, a 6' tall opaque fence will be constructed and a row of evergreen trees at a minimum of 12' in height will be planted along the shared property line for screening purposes, except in portions where visibility for safe vehicular or pedestrian movement is impacted.

1. HEIGHT		
Max Height (Stories)	12	(F)
Portions of buildings within 75' of a residential district (Stories)	3	
Portions of buildings within 100' of a residential district (Stories)	4	
Portions of buildings within 125' of a residential district (Stories)	5	
Ground Floor (Min. Ft.)	18	(G)
Upper Floors (Min. Ft.)	12	(H)

2. REQUIRED FRONTAGE TYPE

FRONTAGE TYPE	PRIMARY STREET	SECONDARY STREET	REFERENCE
Shopfront	Permitted	Permitted	1107.03 (A)
Patio	Permitted	Permitted	1107.03 (B)
Gallery	Permitted	Permitted	1107.03 (C)
Arcade	Permitted	Permitted	1107.03 (D)

NOTES

Any buildings over 75' in width must be articulated with a demising line or designed to read as a series of buildings no wider than 75' each.

No mechanical systems shall be visible from any street. Any building mechanical equipment must be fully shielded by shrubs, a wall, or a wood, metal or composite fence. No mechanical or utility equipment may be located within 40 feet of the front facade or corner. Unit exhaust and louvers are not permitted on facades; systems shall route through roof.

Lighting shall be aimed downward at the building such that no light projects above the fixture. Building lighting should be mounted at 8 feet or higher.

Ground level facades must have glazing on a minimum of 40% of all walls that face primary or secondary streets. Where there is a residential use on the first floor, windows shall comprise no less than 20% of the first floor facade.

Adopted Codes

Rockwell District – Permitted by-right

...No PUDs!



Get Housing Ready: Zoning Best Practices for Every Community

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