

GENERAL INFORMATION

Applicant: City of Bloomington

Location: Citywide

Request: Ordinance establishing definitions, use allowances, and zoning performances standards for three-family dwellings, fourplex dwellings, detached townhouse dwellings, cottage court dwellings, and multiplex dwellings, thereby amending Chapter 21 of the City Code.

HISTORY

Planning Commission: 11/07/2024 – Study item discussion held (Case #PL2024-129).

HRA Board: 11/12/2024 – Study item discussion held (Case #PL2024-129).

City Council: 12/16/2024 – Study item discussion held (Case #PL2024-129).

Planning Commission: 04/10/2025 – Public hearing held for Phase I Ordinance (Case #PL2025-20).

City Council: 05/19/2025 – Phase I Ordinance adopted (Vote 6-0) (Case #PL2025-20).

Planning Commission: 08/28/2025 – Phase II study item discussion held (Case #PL2025-88).

HRA Board: 09/23/2025 – Phase II study item discussion held (Case #PL2025-88).

City Council: 10/20/2025 – Phase II study item discussion held (Case #PL2025-88).

CHRONOLOGY

Planning Commission 01/22/2026 Public hearing scheduled

Council 02/23/2026 Public hearing anticipated

DEADLINE FOR AGENCY ACTION

Application Date: 12/08/2025

60 Days: 02/06/2026

120 Days: 04/07/2026

Applicable Deadline: Waived by the applicant (City)

STAFF CONTACT

Dakota Kastenday, Planning Supervisor
Phone: (952) 563-8926
E-mail: dkastenday@bloomingtonmn.gov

PROPOSAL

The Missing Middle Housing Study seeks to support the availability of more kinds of housing types in Bloomington. The goal is to encourage the development of housing that is diverse in form and scale beyond what is currently offered on the market.

The proposed ordinance would establish definitions of, use allowances for, and zoning performance standards for a variety of Missing Middle Housing types, including:

1. Three-family dwellings;
2. Fourplex dwellings;
3. Detached townhouse dwellings;
4. Cottage court dwellings; and
5. Multiplex dwellings.

To support these new missing middle housing types in City Code, the proposed ordinance would also rename the R-3 Zoning District from “Townhouse Residential District” to “Middle Housing Residential District” and update the “RM-12” Zoning District to the “RM-15” Zoning District. Finally, the proposed ordinance would revise the site area, site width, density standards, and structure setbacks for the R-3, R-4, and RM-12/RM-15 Zoning Districts.

BACKGROUND

The City of Bloomington Planning Division has been formally studying Missing Middle Housing as a topic since late 2023, when it was initially added to the Planning Commission Work Plan. Missing Middle Housing was identified as a key priority to ensure Bloomington continues to lead in the region and has the following benefits:

- Compatibility to the form and scale of low-density, single-family homes;
- Housing supply increases can positively impact housing availability and affordability;
- Creates more flexibility and choice for housing;
- Provides additional homeownership opportunities; and
- Provides opportunities for residents to age-in-place

The project was paused a few times while the State Legislature considered amendments to Statewide rules pertaining to zoning and development as part of the 2024 and 2025 Legislative Sessions. The bulk of more intentional public engagement efforts also occurred during this time period. The project regained momentum in late 2024 with study sessions with the HRA Board, Planning Commission, and City Council (Case #[PL2024-129](#)). The majority consensus of those study sessions was to continue to develop zoning standards to support Missing Middle Housing.

The project was then divided into two phases of City Code Amendments. Phase I related to amending existing standards to Missing Middle Housing types already permitted in Bloomington, including accessory dwelling units (ADUs), duplexes and townhouses. The Phase I Ordinance was adopted by the City Council at their May 19, 2025 meeting (Case #[PL2025-20](#)).

Phase II focuses on establishing standards to permit new housing types in the City. Performance standards and draft code concepts for these new Missing Middle Housing types were again presented in study sessions with the HRA Board, Planning Commission and City Council in Fall 2025 (Case #[PL2025-88](#)). General feedback was provided to staff related to parking standards, permitted zoning districts, site area, site width, and setbacks for Missing Middle Housing types.

General feedback was that one parking space per unit should be required and then let the developer provide more if needed for marketability of the homes. Additional guest parking should also be provided, particularly on larger developments. Feedback was more mixed on what zoning districts to allow the various housing types. There was support for detached townhouses in the R-1 Zoning District, with some mixed openness on allowing the other types in R-1. Consideration was given to ease into allowing these types by focusing more on the R-3, R-4, and RM-12/RM-15 Zoning Districts instead of R-1. There was general support for staff recommendations related to reducing lot size, lot width, and setbacks for Missing Middle Housing types in the R-3, R-4, and RM-12/RM-15 Zoning Districts.

The content of the proposed ordinance was discussed at these study sessions and reflects the consensus direction provided at that time. The minutes from the August 28th Planning Commission study session and October 20th City Council study session are attached to the staff report for reference. The staff report and supplemental attachments from these study sessions ([linked here](#)) also provide additional background on the topic of Missing Middle Housing, if Commissioners or Councilmembers need a refresher.

ANALYSIS

The Phase II Missing Middle Housing Ordinance proposes the following amendments to City Code:

- Defines and provides use allowances and zoning performance standards for three-family, fourplex, detached townhouse, cottage court, and multiplex dwellings;
- Renames the R-3 Zoning District from Townhouse Residential District to Middle Housing Residential District;
- Updates the RM-12 Zoning District to the RM-15 Zoning District to align maximum dwelling units per acre with the Medium Density Residential designation of the Bloomington Comprehensive Plan; and
- Revises the minimum site area, minimum site width, density standards, and minimum setbacks for the R-3, R-4, and RM-15 Zoning Districts to better accommodate and encourage the development of housing that is more varied in form and scale.

The analysis of the proposed ordinance is organized around the five new Missing Middle Housing types and then outlines the changes to existing Zoning Districts and other “cleanups” and clarification of the City Code.

Definitions, Use Allowances and Zoning Performance Standards for Missing Middle Housing

A summary of the key performance standards for the five proposed Missing Middle Housing types is provided below. They are also summarized in **Appendix A** attached to the staff report.

Three-family Dwellings and Fourplex Dwellings

The proposed ordinance defines a three-family dwelling as a “building designed as a single structure, containing three dwelling units.” Fourplex dwelling is defined as a “building designed as a single structure, containing four dwelling units.”

Given their similarities in form and scale, these housing types have essentially the same performance standards, both outlined in a new City Code Section 21.302.42 THREE-FAMILY DWELLINGS AND FOURPLEX DWELLINGS and shown in Table 1 below.

The main exception is that three-family dwellings are proposed as a conditional use in the R-1 Zoning District and a permitted use in the R-3 and R-4 Zoning Districts. Fourplex dwellings are just proposed as a permitted use in the R-3 and R-4 Zoning Districts. This is based on feedback at previous study sessions to ease into allowing Missing Middle Housing types in R-1 and focus on R-3, R-4, and RM-15.

Floor area minimums match those already defined in City Code for attached housing types. Site area, site width, and setback standards are dependent on the zoning district that the housing is located in. Maximum height is dependent on the location and is determined by the City’s official height limits map. At least one parking stall per unit must be provided, either in a garage space or as

Table 1: Summary of Proposed Three-Family and Fourplex Dwelling Standards

Proposed Three-Family Dwelling Standards		Proposed Fourplex Dwelling Standards	
Zoning District	R-1 (Conditional Use) R-3, R-4 (Permitted Use)	Zoning District	R-3, R-4 (Permitted Use)
Setback	R-1: 30 front, 30 rear, 10 side R-3, R-4: 20 front, 20 rear, 10 side	Setback	R-3, R-4: 20 front, 20 rear, 10 side
Floor area (min)	1 bed 750 sf 2 bed 900 sf 3+ bed 1,040 sf	Floor area (min)	1 bed 750 sf 2 bed 900 sf 3+ bed 1,040 sf
Site area (min)	R-1: 4,000 sf per unit (12,000) R-3: 11,050 sf; R-4: 20,000 sf	Site area (min)	R-3: 11,050 sf; R-4: 20,000 sf
Height (max)	Based on height map	Height (max)	Based on height map
Impervious (max)	80%	Impervious (max)	80%
Landscape Plan/standards	Landscape standards 21.301.15; no landscape plan required with submittal	Landscape Plan/standards	Landscape standards 21.301.15; no landscape plan required with submittal
Lighting Plan/standards	Lighting standards 21.301.07; no lighting plan required with submittal	Lighting Plan/standards	Lighting standards 21.301.07; no lighting plan required with submittal
Trash	Individual receptacles	Trash	Individual receptacles
Parking (min)	1 space per dwelling	Parking (min)	1 space per dwelling unit
Approval	Admin FSBP Conditional Use Permit in R-1	Approval	Admin FSBP

a surface parking space. If a parking area is provided, it must meet minimum requirements, which include enclosing the parking area with curb and gutter and using a durable parking surface like asphalt or concrete. Maximum impervious surface on a three-family or fourplex dwelling site is proposed as no more than 80% of the lot. Stormwater management requirements would also need to be satisfied. Similar to single-family homes, trash would be handled through individual receptacles for each unit and would need to follow the same storage standards.

For a three-family dwelling in R-1, the site must be at least 12,000 square feet, even though the minimum site area for a single-family home in R-1 is 7,800 square feet for an interior lot or 11,050 square feet for a corner lot. This is to ensure the three-family dwelling has adequate space to be compatible with R-1 and does not exceed the maximum 12 units/acre density threshold allowed in low-density residential areas according to the Comprehensive Plan.

Three-family and fourplex dwellings would need to meet minimum landscaping requirements as outlined in § [21.301.15](#) and minimum lighting requirements as outlined in § [21.301.07](#), which

primarily focus on screening of parking areas from surrounding uses. This is the same process that a single-family home or duplex currently follow in City Code.

If a Rezoning is required for a three-family or fourplex dwelling application, that Rezoning request would go to the Planning Commission for a recommendation and then City Council for final approval. A Rezoning is an action that grants the City more decision-making discretion, but it also may serve as a barrier to a project proceeding. For the site plan, if the development is in the R-3 or R-4 Zoning Districts and it meets all zoning requirements, it would be approved through an administrative Final Site and Building Plan. If any flexibility were requested, a Preliminary and Final Development Plan would be required to go to the Planning Commission and then City Council. For a three-family dwelling in R-1, the Planning Commission would need to approve a Conditional Use Permit and a site plan before a building permit could be approved for the project.

Detached Townhouse Dwellings

The proposed ordinance defines a detached townhouse dwelling as “the arrangement of multiple detached single-family dwellings in a single development.” With a detached townhouse development, each dwelling can be located on its own individual lot (either along a public street or private drive) or on a common lot with all dwellings. The performance standards are intended to allow flexibility in the location of structures and the size of individual lots to promote efficient use of land and more innovative site design. Performance standards are outlined in a new City Code Section 21.302.43 DETACHED TOWNHOUSE DWELLINGS and shown in Table 2 below.

The proposed ordinance would make detached townhouse dwellings a permitted use in the R-1, R-3, R-4 and RM-15 Zoning Districts. This housing type had support to be permitted in R-1 from the HRA Board, Planning Commission, and City Council given they are comparable to single-family dwellings. The key difference with a detached townhouse development is that an individual single-family home will likely be on a narrower lot than otherwise permitted by the underlying zoning district and the development must have at least five units.

Floor area minimums match those already defined in City Code for townhouses. Site area, site width, and setback standards are dependent on the zoning district that the housing is located in. However, these requirements apply to the overall site and not any of the individual lots of the detached townhouses within the development. Maximum height is dependent on the location and is determined by the City’s height limit map.

The proposed ordinance would update the minimum parking requirements so that both detached townhouses and attached townhouses would have the same parking requirement. Instead of being tied to the number of bedrooms, the minimum parking requirement for detached and attached townhouses would be 2 spaces per dwelling unit, with at least 1 enclosed space in a garage. Additional guest parking would also be required per dwelling unit. This is to better align with the current market design of a townhouse with a 2-car garage. Many of the townhouses in Bloomington also have a driveway that can accommodate 2 or more vehicles for additional parking. This change to the parking standard is intended to align with recently approved townhouse projects that received parking flexibility for a ratio similar to what staff are proposing.

Table 2: Summary of Proposed Detached Townhouse Dwelling Standards

Proposed Detached Townhouse Standards	
Zoning District	R-1, R-3, R-4, RM-15 (Permitted Use)
Setback	R-1: 30 front, 30 rear, 10 side R-3, R-4, RM-15: 20 front, 20 rear, 10 side Distance between dwellings: 10 feet min
Floor area (min)	1 bed 750 sf 2 bed 900 sf 3+ bed 1,040 sf
Site area (min)	R-1: 7,800 sf (interior) 11,050 sf (corner) R-3: 11,050 sf; R-4: 20,000 sf RM-15: 30,000 sf Applies to the entire site
Height (max)	Based on height map
Impervious (max)	80%
Landscape Plan/ standards	Landscape standards 21.301.15
Lighting Plan/ standards	Lighting standards 21.301.07
Trash	Individual receptacles
Parking (min)	2 spaces per dwelling unit (1 enclosed) 0.25 guest spaces per dwelling unit
Approval	FSBP or PDP/FDP

Maximum impervious surface on a detached townhouse site, is proposed as no more than 80% of the lot. Stormwater management requirements would also need to be satisfied. Detached townhouse developments would need to meet minimum landscaping requirements as outlined in § [21.301.15](#) and minimum lighting requirements as outlined in § [21.301.07](#), the same requirements for attached townhouse developments.

If a Rezoning is required for a detached townhouse development, that Rezoning request would go to the Planning Commission for a recommendation and then City Council for final approval. For the site plan, if the development meets all zoning requirements, it would be reviewed and approved by the Planning Commission through a Final Site and Building Plan application. If any flexibility would be requested, a Preliminary and Final Development Plan application would be required to go to the Planning Commission and then City Council.

Cottage Court Dwellings

The proposed ordinance defines a cottage court dwelling as “the arrangement of multiple detached single-family dwellings in a single development oriented around an on-site common open space or courtyard.” With a cottage court development, each dwelling can be located on its own individual lot or on a common lot with all dwellings and the on-site common open space. The key feature is that homes are oriented around a common open space instead of oriented towards the street. The performance standards are intended to encourage innovation in housing design, allow flexibility in the location of structures, promote efficient use of land, and preserve common open space for the benefit of residents of the development. Performance standards are outlined in a new City Code Section 21.302.44 COTTAGE COURT DWELLINGS and shown in Table 3 below.

Table 3: Summary of Proposed Cottage Court Dwelling Standards

Proposed Cottage Court Standards	
Zoning District	R-3, R-4, RM-15 (Permitted Use)
Setback	R-3, R-4, RM-15: 20 front, 20 rear, 10 side Distance between dwellings: 10 feet min
Floor area (min)	1500 sf max
Site area (min)	R-1: 7,800 sf (interior) 11,050 sf (corner) R-3: 11,050 sf; R-4: 20,000 sf RM-15: 30,000 sf Applies to the entire site
Height (max)	Based on height map
Impervious (max)	80%
Landscape Plan/standards	Landscape standards 21.301.15
Lighting Plan/standards	Lighting standards 21.301.07
Trash	Individual receptacles
Parking (min)	1 space per dwelling unit 0.25 guest space per dwelling unit
Approval	FSBP or PDP/FDP

The proposed ordinance would make cottage court dwellings a permitted use in the R-3, R-4 and RM-15 Zoning Districts. Staff are not proposing to permit cottage courts in the R-1 Zoning District at this time to address concerns at previous study sessions that cottage court dwellings may not be compatible with R-1 housing types, as cottage courts are oriented toward the on-site open space and may not have a more “traditional” front and rear yard that is common for a single-family dwelling.

Another defining feature is that cottage court dwellings are intentionally smaller, so a maximum floor area of 1,500 square feet is proposed. The proposed ordinance also clarifies that floor area for a cottage court includes above grade and below grade (basement) space.

Site area, site width, and setback standards are dependent on the zoning district that the housing is located in. However, these requirements apply to the overall site and not any of the individual lots of the cottages within the development. Maximum height is dependent on the location and is determined by the City’s official height limits map. However, given the limitation on floor area per dwelling, staff would not anticipate cottage court developments to be taller in height regardless of allowance. At least one parking stall per unit must be provided, as well as additional guest parking. The parking area must meet minimum requirements, which includes enclosing the parking area with curb and gutter and using a durable parking surface like asphalt or concrete. Maximum impervious surface on a cottage court development site is 80%. Stormwater management requirements would also need to be satisfied. Similar to single-family homes, trash would likely be handled through individual receptacles for each unit and would need to follow the same storage standards. Cottage court developments would need to meet minimum landscaping requirements as outlined in § [21.301.15](#) and minimum lighting requirements as outlined in § [21.301.07](#).

If a Rezoning is required for a cottage court development application, that Rezoning request would go to the Planning Commission for a recommendation and then City Council for final approval. For the site plan, if the development meets all zoning requirements, it would be reviewed and approved by the Planning Commission through a Final Site and Building Plan application. If any flexibility would be requested, a Preliminary and Final Development Plan application would be required to go to the Planning Commission and then City Council.

Multiplex Dwellings

The proposed ordinance defines a multiplex dwelling as a “building designed as a single structure, containing five to 16 dwelling units, where dwelling units are configured in part vertically above and below other dwelling units.” The performance standards for a multiplex are intended to offer more flexibility in building design for a smaller multiple-family or apartment building and encourage more efficient use of land for infill development. With this new housing type, the proposed ordinance would update the definition of a multiple-family dwelling as one that has 17 or more units. Performance standards are outlined in a new City Code Section 21.302.45 MULTIPLEX DWELLINGS and shown in Table 4 below.

Table 4: Summary of Proposed Multiplex Dwelling Standards

Proposed Multiplex Standards	
Zoning District	R-4, RM-15 (Permitted Use)
Setback	R-4, RM-15: 20 front, 20 rear, 10 side
Floor area (min)	Studio 400 sf 1 bed 650 sf 2 bed 800 sf 3+ bed 950 sf
Site area (min)	R-4: 20,000 sf; RM-15: 30,000 sf
Height (max)	Based on height map
Impervious (max)	80%
Landscape Plan/standards	Landscape standards 21.301.15
Lighting Plan/standards	Lighting standards 21.301.07
Trash	Attached trash room or detached trash enclosure
Parking (min)	1 space per dwelling unit 0.5 guest space per dwelling unit
Approval	FSBP or PDP/FDP

The proposed ordinance would make multiplex dwellings a permitted use in the R-4 and RM-15 Zoning Districts.

Floor area minimums match those already defined in City Code for multiple-family dwellings. Site area, site width, and setback standards are dependent on the zoning district that the housing is located in. Maximum height is dependent on the location and is determined by the City’s official height limits map.

While multiple-family dwellings must provide interior trash storage to the building (typically in an underground garage), that may not be feasible for all multiplex buildings, given their smaller scale that would not financially support underground

parking. The proposed ordinance would allow multiplex buildings to either provide an attached trash room or provide a detached trash enclosure. The detached trash enclosure must meet all the standards that were recently adopted by the City Council for all nonresidential buildings in the city ([#PL2025-143](#)). Multiplex dwellings would need to meet minimum landscaping requirements as outlined in § [21.301.15](#) and minimum lighting requirements as outlined in § [21.301.07](#).

If a Rezoning is required for a multiplex development, that Rezoning request would go to the Planning Commission for a recommendation and then City Council for final approval. For the site plan, if the development meets all zoning requirements, it would be reviewed and approved by the Planning Commission through a Final Site and Building Plan application. If any flexibility would be requested, a Preliminary and Final Development Plan application would be required to go to the Planning Commission and then City Council.

Renaming the R-3 Zoning District and Updating the RM-12 Zoning District

The R-3, R-4, and RM-12/RM-15 Zoning Districts were prioritized to accommodate Missing Middle Housing types, as these districts already accommodate townhouses and other similar attached housing types. The R-3 Zoning District was established in 2015 to provide a designated district for townhouse developments. Currently only one site at the northeast corner of 86th Street and Penn Avenue is zoned R-3. Staff explored whether to remove the R-3 Zoning District but determined that renaming the R-3 to more broadly cover Missing Middle Housing types would be more beneficial. R-3 would be more appropriate for sites guided low-density residential and/or surrounded by single-family uses, while R-4 and RM-12/RM-15 would be more appropriate for sites guided medium-density residential and/or surrounded by other multiple-family or nonresidential uses.

To help further distinguish the three zoning districts, the proposed ordinance updates the minimum site area, site width and density thresholds for each district to accommodate a variety of different Missing Middle Housing types and housing development sizes. Through this process, staff determined that the maximum density threshold for the current RM-12 Zoning District should be increased to 15 units an acre. This would ensure the medium density residential districts align with the Bloomington Forward 2040 Comprehensive Plan, which guides medium density residential areas between 5 and 15 units/acre. With this change, the proposed ordinance would update the “RM-12” Zoning District to the “RM-15” Zoning District to reflect this new maximum density threshold. This does not require any existing RM-12 sites in the city to be formally rezoned to RM-15 but does require updating all references to “RM-12” to “RM-15” in the Zoning Code. The proposed ordinance includes a handful of cleanups to reflect “RM-15” in the Zoning Code. If the proposed ordinance would be adopted, the City’s current zoning map would also be updated to reflect RM-15.

Revising Site Area, Site Width, Density Standards, and Setbacks for R-3, R-4, and RM-15

As mentioned above, the proposed ordinance updates the minimum site area, site width and density thresholds for R-3, R-4, and RM-15 to accommodate a variety of different Missing Middle Housing types and housing development sizes. The minimum lot size for R-3 would be reduced from 20,000 square feet to 11,050 square feet. This minimum lot size was selected as a three-family dwelling on a 11,050 square foot lot would equal 12 units/acre, the proposed maximum allowance in R-3. From there, each zoning district was then tiered to 20,000 and 30,000 for a more even range across the various zoning districts. A similar approach was taken on site width to have more range and better distinguish R-3, R-4, and RM-15 standards.

The maximum density for R-3 is proposed to be increased from 8 units/acre to 12 units/acre to match the Comprehensive Plan, which guides low density residential areas up to 12 units/acre. R-3 can be an appropriate zoning district for a site that is guided Low Density Residential (LDR) or Medium Density Residential (MDR). As mentioned above, R-4 and RM-15 were updated to a maximum of 15 units/acre to match the Comprehensive Plan, which guides Medium Density Residential up to 15 units/acre.

Finally, the proposed setbacks for R-3, R-4, and RM-15 are a 20-foot setback along the street, a 20-foot rear yard setback and a 10-foot side yard setback. Staff propose these setbacks to allow more flexibility in site location and design while still providing adequate landscape buffers and open space on a site. These setbacks also align with recent flexibility requests on setbacks for residential projects. One project on the 2026 Planning Commission Work Plan is taking a more comprehensive look at setbacks across all our zoning districts, which would be another opportunity to further align setbacks for Missing Middle Housing types in relation to other residential and nonresidential uses.

Other Miscellaneous Cleanups and Clarifications

The proposed ordinance also outlines accessory building allowances for the various Missing Middle Housing types. Three-family and fourplex dwellings would be allowed one 120 square-foot shed per unit, which matches the current allowance for duplexes. All other types would be allowed one detached structure per principal building. The proposed ordinance also clarifies that accessory dwelling units are not permitted with any Missing Middle Housing type.

It is important to acknowledge that land use and zoning regulations are just one piece of the puzzle, and there will be other factors outside the control of the Zoning Code that will also influence whether Missing Middle Housing would be developed – i.e. availability of project financing, construction costs, availability of skilled labor, developer interest and capacity, availability of land, infrastructure capacity, etc. In addition to the Zoning Code requirements, all Missing Middle Housing types must also meet all Building Code, Fire Code, and City utility connection requirements.

If the proposed ordinance is adopted, there will be supplemental ordinances to ensure Missing Middle Housing doesn't conflict with the City's Opportunity Housing Ordinance requirements (Chapter 9) and Rental Licensing requirements (Chapter 14).

OUTREACH

Outreach/Notification

- Newspaper Notice (10-day notice – 01/08/26 Sun Current)
- Public Hearing Notice Online
- E-Subscribe Group Notification
- [Let's Talk Bloomington Page](#)
- Developer Focus Groups
- Meetings with Interested Groups

FINDINGS

There are no explicit findings that have to be met for the review and approval of an ordinance. The guidance of the Comprehensive Plan is the most relevant. This ordinance aligns with the Comprehensive Plan's overall goals to ensure redevelopment improves local conditions and provides a range of housing choices in the city. Specific strategies from the Comprehensive Plan that support the proposed ordinance include: Strategies 1.2 and 1.3 of the Land Use Element, and Strategies 2.1, 3.2, and 3.6 of the Housing Element.

The proposed ordinance also aligns with the *Bloomington. Tomorrow. Together.* Strategic Plan. On April 15, 2024, the City Council adopted Resolution 2024-74, a resolution aligning housing with the City's five-year strategic plan. As part of the resolution, the City and the HRA committed to working to support a range of housing choices. The resolution resolves that the City will regularly review and make strategic amendments to policies that impact housing, including the City Code. This resolution is also attached to the staff report for reference.

RECOMMENDATION

Staff recommends approval through the following motion:

In Case #PL2025-199, I move to recommend the City Council adopt the Missing Middle Housing Phase II Ordinance as attached to the staff report.