

City of Independence More Housing, Same Neighborhood PROJECT INTRODUCTION

PROJECT OVERVIEW

Over the next 20 years, Independence will need about **2,000 new homes** to meet community needs. In early 2025, the city completed a Housing Production Strategy that outlined ways to support this growth, including **allowing more housing types as well as homes on smaller lots, especially near downtown.**



Duplex

PROJECT GOALS

This project aims to implement this strategy by encouraging **affordable, neighborhood-friendly housing.** It will do this by:

- Defining **what types of housing can be added to existing neighborhoods**
- Updating **design and development standards**, like lot sizes, building sizes, and housing types
- Addressing **necessary infrastructure**, like sidewalks, water, and sewer
- Using **clear visuals and graphics** to show how the updated rules apply

PROJECT SCHEDULE



City of Independence More Housing, Same Neighborhood

HOUSING TYPES

WHY IS THE CITY INTRODUCING ADDITIONAL HOUSING TYPES?

The City has always had a variety of housing types in its neighborhoods!

From multiple homes built on a single lot in the early 1900s, to the development of apartment buildings and duplexes in new subdivisions in the 1970s, and construction of small, four-unit apartment buildings in the 2000s, a mix of housing types is present in almost every neighborhood.

This project is intended to embrace this history of building neighborhoods with a variety of housing types and consider what characteristics are important to ensure that new housing options are well suited for predominantly single-family neighborhoods. **Some examples of housing types can be seen below!**



Converted Duplex



Newly Built Duplex



Triplex



Quadplex



Townhome or Row House



Cottage Cluster

WHAT ARE THE MAIN BENEFITS TO ADDING THESE HOUSING TYPES?

- Offering more places to build housing will **allow for flexibility in where units can be built** and ultimately promote housing that can be provided **at a lower cost.**
- Housing types like small lot single-family homes and cottage clusters **allow for alternative routes to homeownership.**
- Alternative housing types can be a good option for **smaller household sizes.**

City of Independence More Housing, Same Neighborhood CODE CONCEPTS

Some initial suggested code updates and recommendations include:

Keeping infill development and housing units **consistent with the Independence Historic District and existing neighborhood character.**



Duplex



Duplex



Triplex



Quadplex

Allowing different housing types on the **same size of lots.**



3 Single-Family Homes



4 Duplex

Permitting townhomes with **zero front setback and parking in the rear.**



6 Townhomes

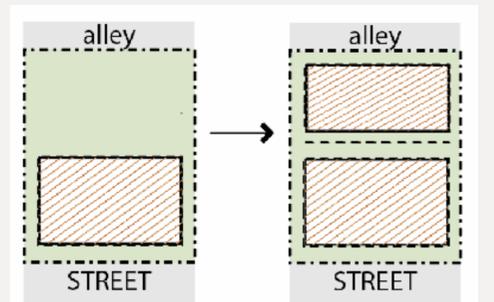


4 Cottage Court

Developing a strategy to **allow the division of a standard Independence lot (with alley or secondary street access) into two lots**; dividing the back of the lot from the front of the lot.

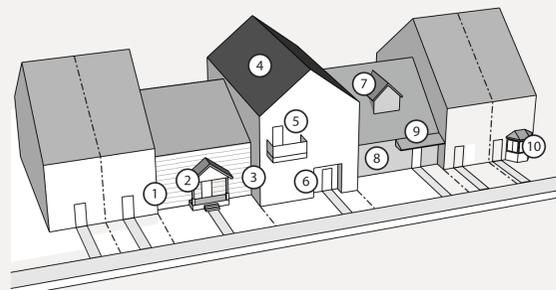


Secondary Street Access



Example Graphic Demonstrating Split Lots

Clarifying **improvement standards** for new development with a menu of proposed design standards.



Potential Design Standard Options

City of Independence More Housing, Same Neighborhood

COMMENTS

Please add any additional feedback, input, or concerns regarding housing strategies, code concepts, or the project here:



To learn more about the project, please visit the City's Planning Department website at:

<https://www.ci.independence.or.us/planning/>