



Decatur Missing Middle Housing

# Design Review

May 2, 2024



# Agenda

- About the 4-Plex Initiative
- About the Lot
- Charrette Key Takeaways
- Feedback
- Conclusions & Next Steps



# About the Initiative

## LAST YEAR

Decatur passed a new zoning ordinance allowing the development of duplexes, triplexes, and quadplexes in all single-family zoning districts.

## TODAY

Now, Decatur and MicroLife Institute are partnering to bring Decatur residents together to discuss a new missing middle housing development.

# Community Engagement Series



Missing Middle Housing Safari



600 Commerce Design  
Charrette



600 Commerce Site Walk



Today's Design Review





# **Why this process?**

- **Opportunity for community engagement about Decatur's new zoning initiative & housing trends**
- **Presents a unique opportunity (property owned by Decatur Development Authority )**



# **Decatur Zoning**



# Decatur Zoning Updates



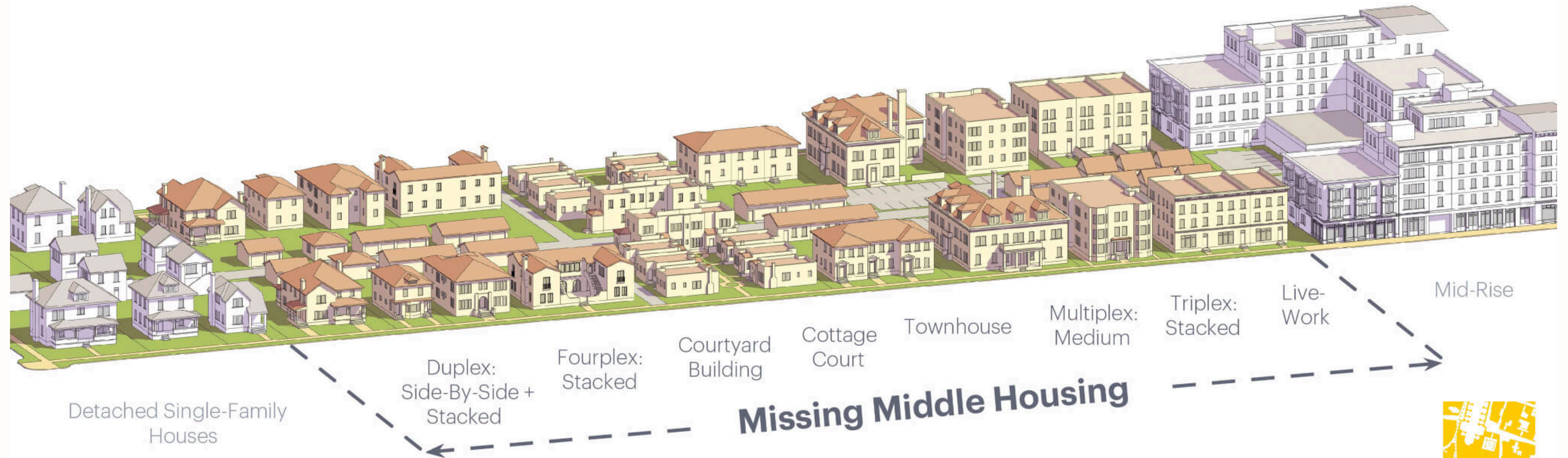
The updated policy allows for **up to a fourplex** in all single-family residential zones.



By making the policy **easy to use**, Decatur is **incentivizing development** of Missing Middle Housing.



# Missing Middle Housing in Decatur



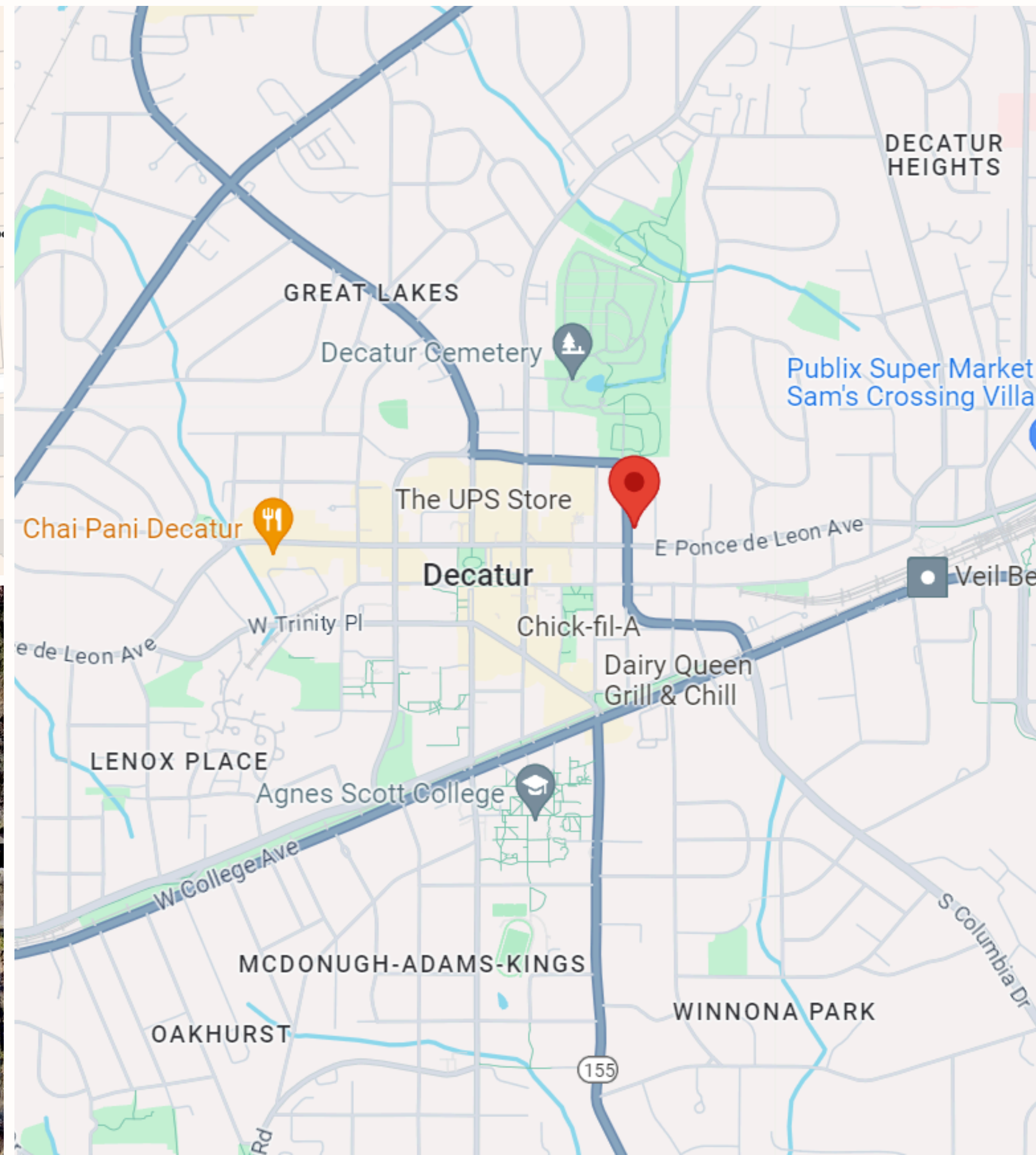
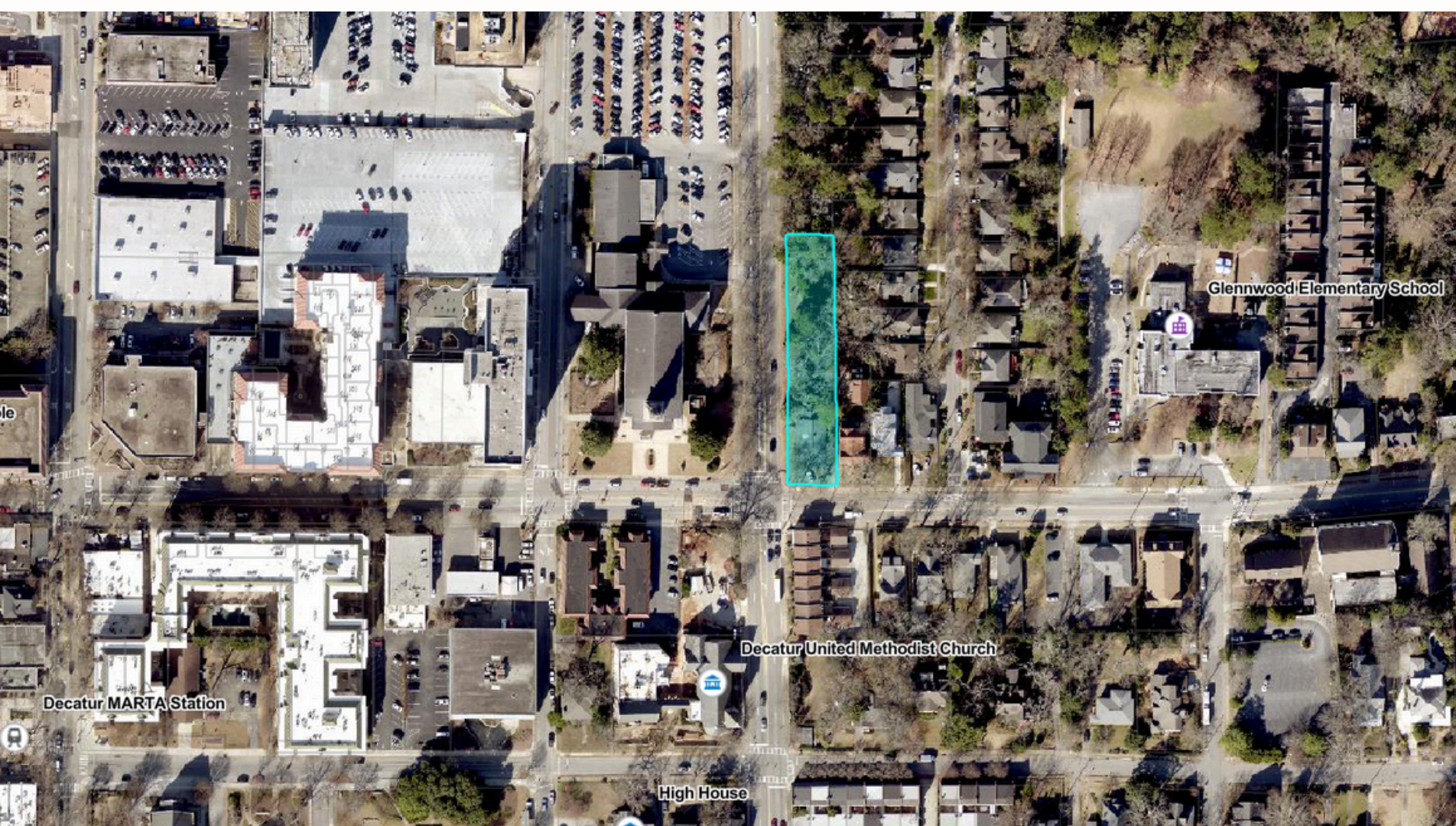
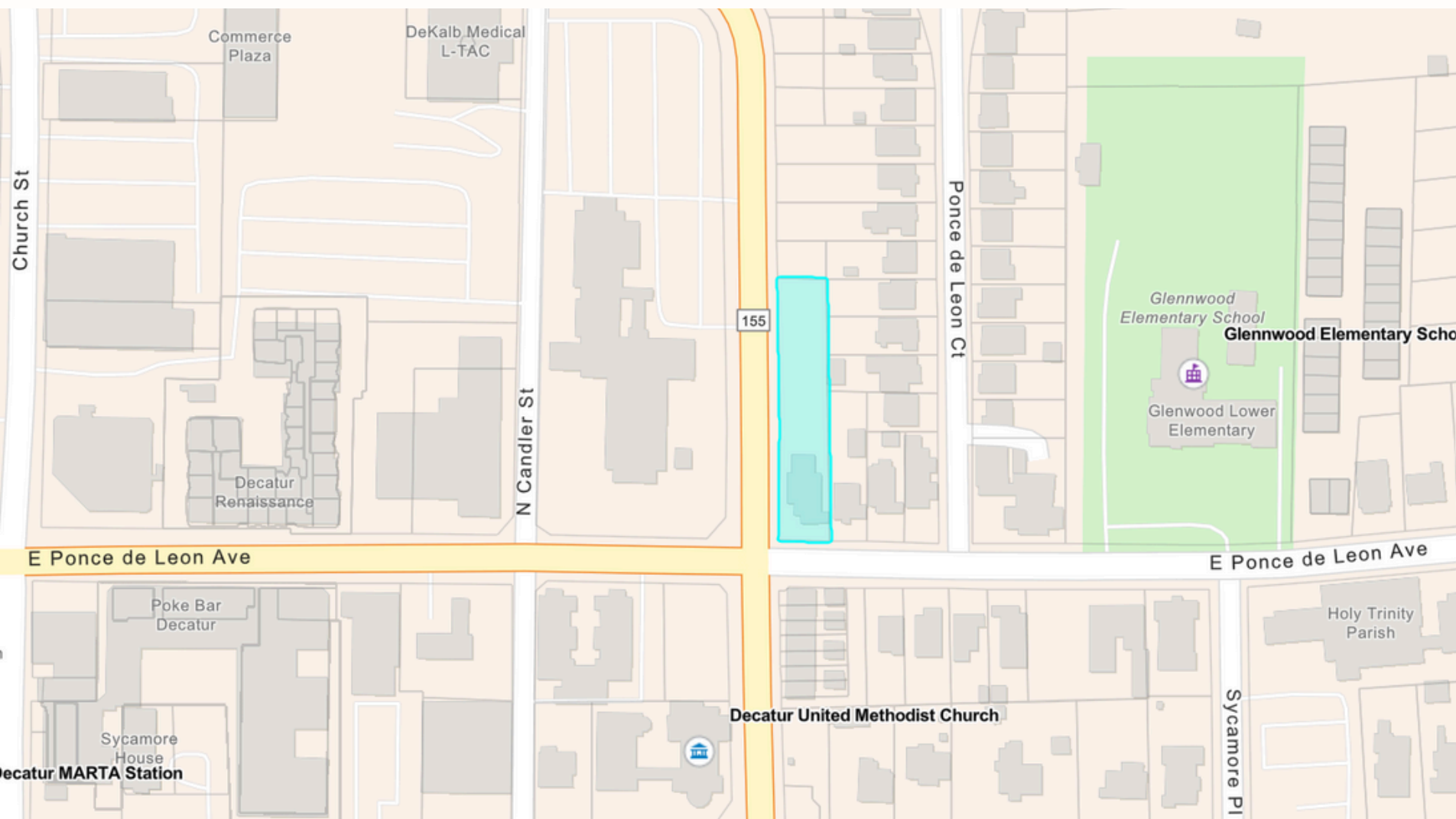




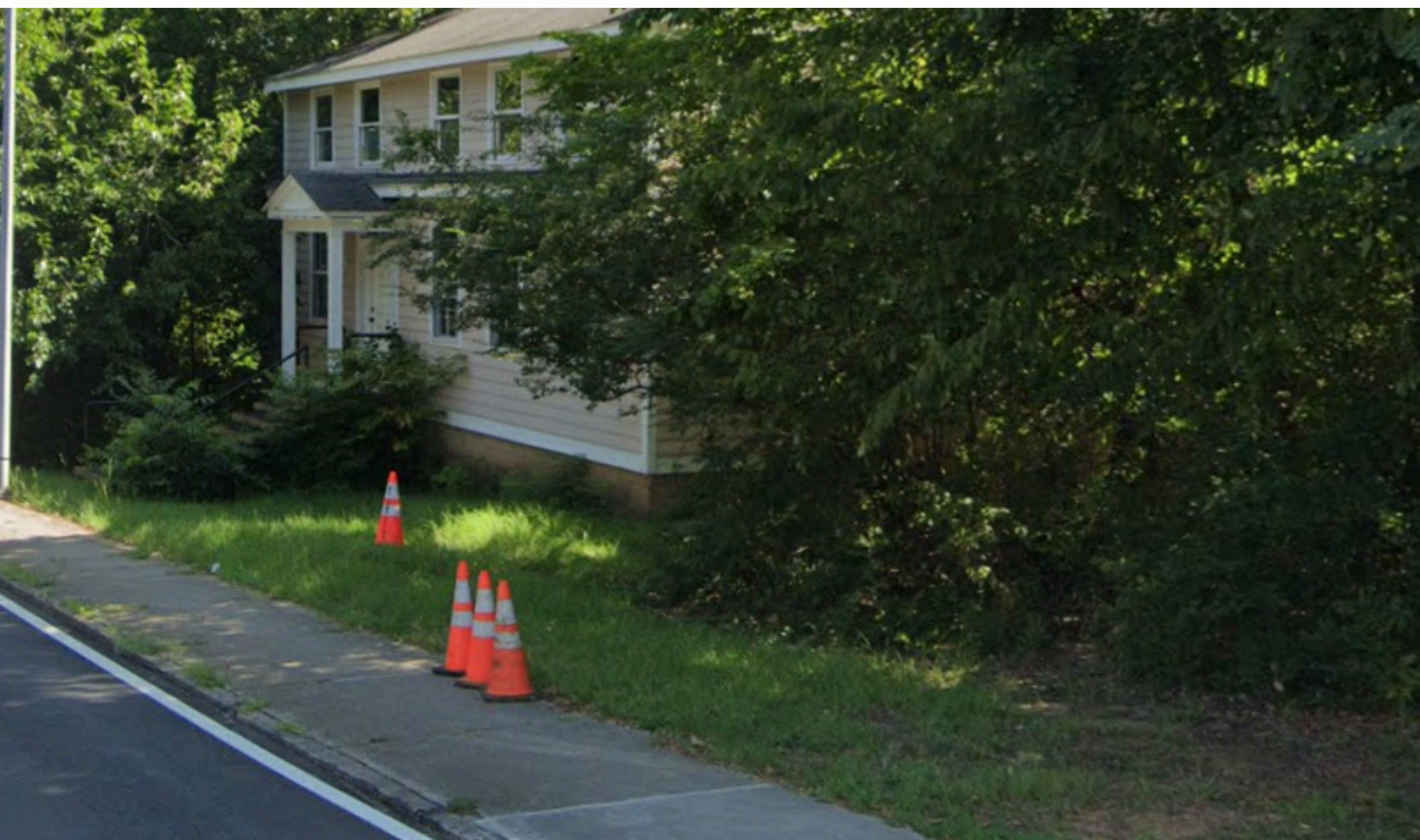
# About 600 Commerce Drive

0.55 acres

Located at the corner of  
Commerce Drive and E Ponce de Leon Ave









Commerce Dr

Once de la



# The Zoning

Current zoning (**R-60**) allows for development of:

- **Single-Family Detached House**
- **Accessory Dwelling Unit (ADU)**
- **Duplex (Stacked or Side-by-Side)**
- **Walk Up Flat (Triplex and Quadplex)**



**Design  
Charrette**

# Design Exercise Goals



Discuss your values and concerns about housing and the development of this parcel.



Explore what types of missing middle housing could work for 600 Commerce Drive.




Discover what goes into creating a housing development, from style to land use and more!

# Key Takeaways

- Ensure the design fits into the **general neighborhood context** with **scale and style**
- Preference for the homes to **occupy the location of existing home**
- Interest in providing **maximum number of residential units** allowed within the zoning
- Take into account the **road safety and traffic issues** that prevail at the intersection (including **on-site parking**)
- Address the **stormwater issues** that affect the surrounding properties

# **Other factors will influence final design**

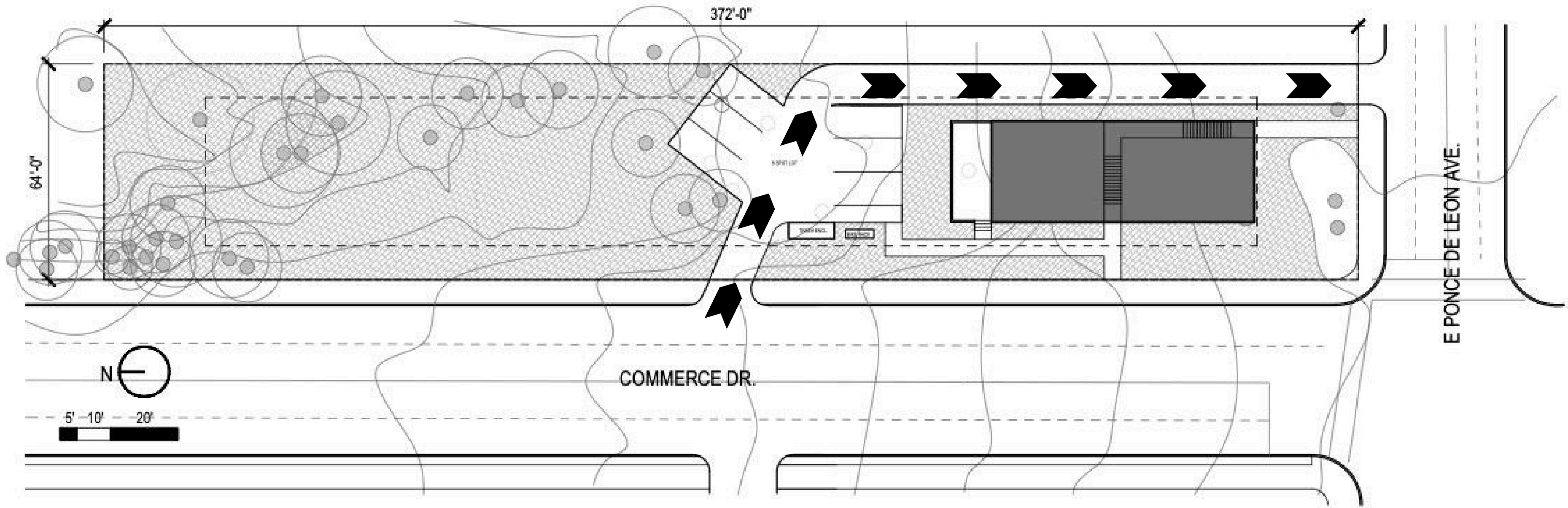
- **Construction costs & financing**
- **Market analysis & sales plan**
- **Compatibility with Decatur & GDOT requirements**
  - **Building regulations & fire safety**
  - **Traffic flow**
  - **Parking requirements/need**
  - **Stormwater management**
  - **Tree ordinance**



# Potential Designs

# Key Choice Points

- Access & Traffic Flow (+ parking lot shape)
- ADU: attached (basement unit) vs. detached (separate cottage)
- 4-plex entrances: exterior vs. interior



## Example A

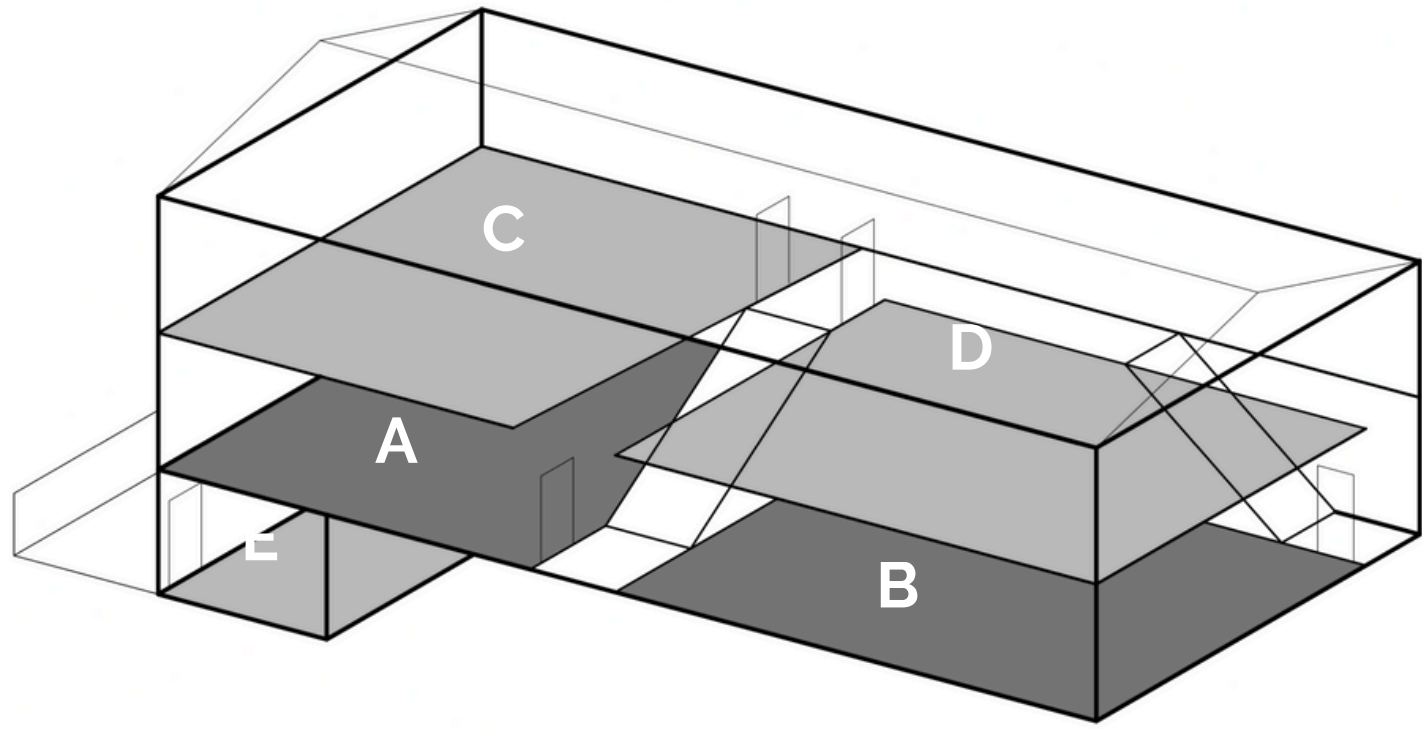
**4 PLEX WITH  
WALKOUT ADU  
UNDERNEATH**

**PARKING:** *One way; entrance on Commerce, exit on Ponce.*

**2 STORY 4-PLEX:** *2 units over 2 units; 2 building entrances.*

**ADU:** *Located in walkout cellar of 4plex, with retaining wall courtyard behind building.*





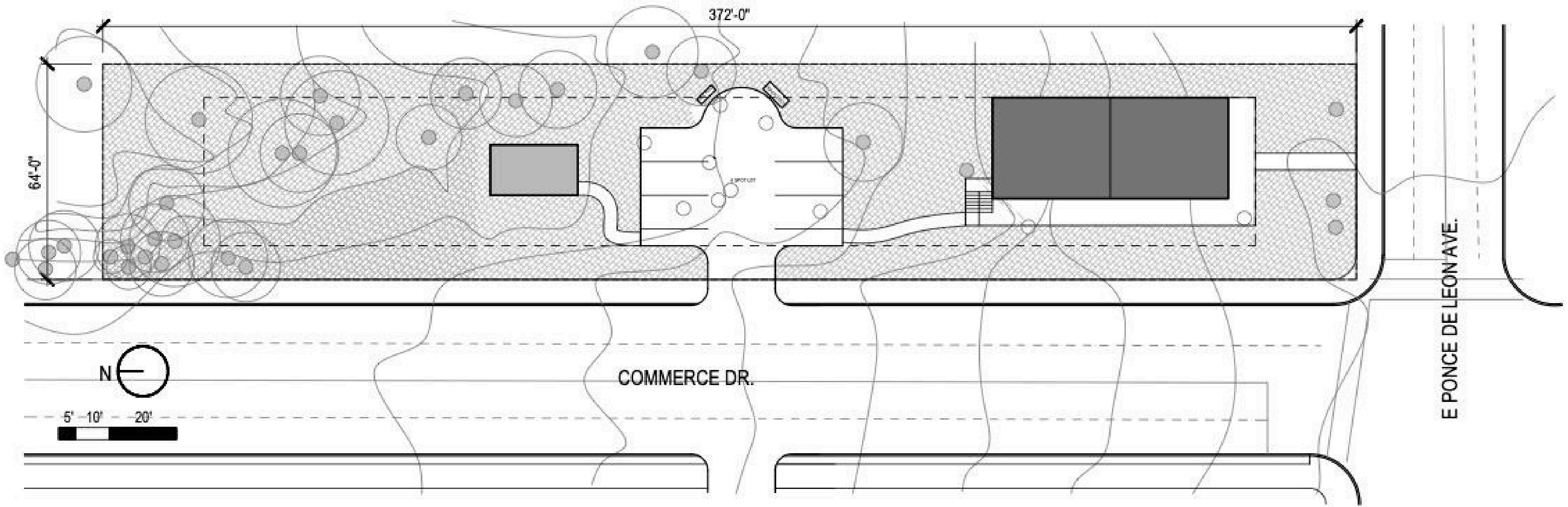
UNIT A:	30x78	1050 sqft
UNIT B:	25x40	1000 sqft
UNIT C:	30x78	1050 sqft
UNIT D:	25x40	1000 sqft
UNIT E:	30x13	390 sqft

30x78 footprint	2340 sqft
TOTAL AREA:	5070 sqft

# Example A

**4 PLEX WITH WALKOUT ADU  
UNDERNEATH**





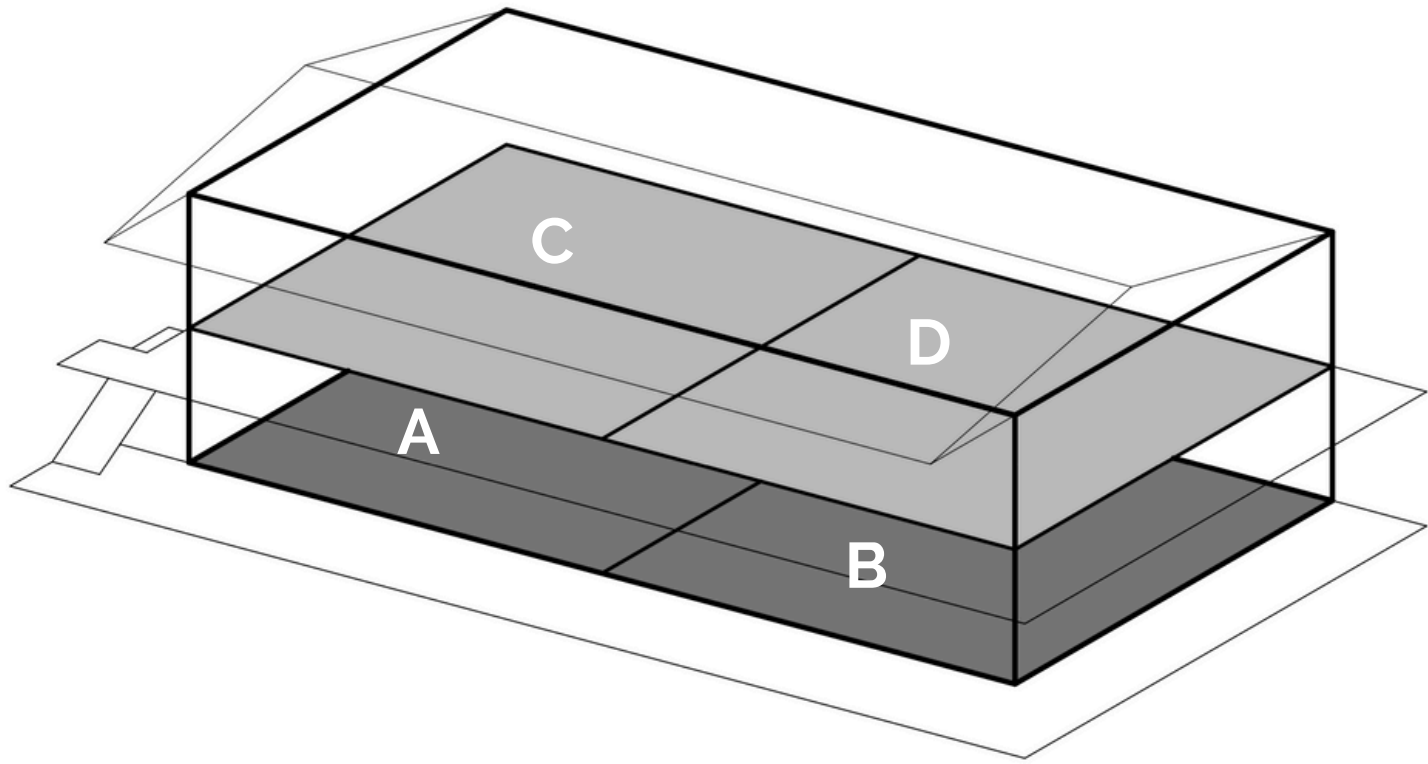
## Example B

**4 PLEX WITH  
COTTAGE ADU  
BEHIND**

**PARKING:** Two way; off Commerce Dr.

**2 STORY 4-PLEX:** 2 units over 2 units; wraparound porch. All units exit to porch(es).

**ADU:** Located behind parking lot. 15x30 = 400sqft.



**ALL 4 UNITS:**

35x30

1050 sqft

30x70 footprint

2100 sqft

8' deep porch

864 sqft

TOTAL FOOTPRINT

2964 sqft



# Example B

**4 PLEX WITH COTTAGE ADU BEHIND**



# Feedback

- Access & Traffic Flow (+ parking lot shape)
- ADU: attached (basement unit) vs. detached (separate cottage)
- 4-plex entrances: exterior vs. interior
- Other?

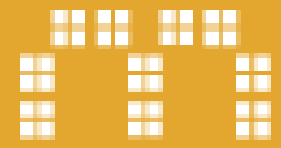


# Next Steps



Join our **Decatur**  
**Pinterest board!**

**Take photos** and tag us!  
#DecaturMissingMiddle  
#MLI



microLife  
INSTITUTE

**Join our  
Newsletter**

[microlifeinstitute.org/newsletter](https://microlifeinstitute.org/newsletter)



# THE COTTAGES ON VAUGHAN

A COTTAGE COMMUNITY  
CLARKSTON, GEORGIA



Take a tour! Saturday, June 15

[bit.ly/cov-june](https://bit.ly/cov-june)

Use promo code **DECATUR**  
for free tickets!





**Thank  
you!**