

OVERTURNING INEFFICIENT LOCAL ZONING RULES

THE ISSUE

Many local and state governments have adopted zoning laws that inhibit home construction and drive up costs. Inefficient land use policies make it harder and more expensive to build.

THE SOLUTION

Localities need to rework their zoning plans to increase density and allow more flexibility for developers.

NAHB supports ideas such as:

- Reducing minimum lot sizes,
- Allowing more accessory dwelling units,
- Minimizing parking requirements, and
- Promoting missing middle housing (e.g., duplexes, townhomes, bungalow courts).

Missing middle housing can assist in both increasing the number of units built and providing units for a wide variety of price points. This involves allowing a broader diversity of housing types than most ordinances allow today, but that used to be built in many communities historically.

In addition, localities should consider a range of housing options, including:

- Multifamily,
- Opening up areas where residential development has not been previously allowed, and
- Prioritizing development around existing or planned transit stations.

Accommodating these ideas can increase supply and lower overall housing costs.