

Planning and Zoning Commission Workshop

January 27, 2026 - 6 p.m.

New Haven Public Works Facility

205 Industrial Drive

New Haven, MO

Agenda

1. Call to Order
2. Roll Call
3. Lighting Ordinance (405.725)
 - a. Wildwood – outdoor lighting regulations
 - b. Ozark – dark skies design standards
 - c. Brentwood – Lighting
 - d. A community Guide for Preventing Light Pollution
4. Minimum Dimensional Requirements (405.270)
 - a. Best Practices for Ending Exclusive Single-Family Zoning
 - b. 5 Practical Zoning Hacks for Missing Middle Housing
5. Community Survey
 - a. Review results
6. Adjourn

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING SECTION 415.030 AND SECTION 415.450 OF THE CODE OF ORDINANCES OF THE CITY OF WILDWOOD, MISSOURI; PROVIDING FOR AESTHETIC OUTDOOR LIGHTING REGULATIONS.

WHEREAS, the City of Wildwood has always placed a high degree of value on maintaining this area's dark sky, while also minimizing nuisance glare and trespass from all illumination sources; and

WHEREAS, to this end, the City of Wildwood adopted its comprehensive set of Outdoor Lighting Requirements in 2000, thereby ensuring that many types of common illumination sources are addressed and those types that are allowed would foster the goals of safety and visibility, while being respective of the unique environment of this community; and

WHEREAS, these regulations have served the City well since that time, but changes in lighting technology, availability of new products, and an explosion in applications have led to the need to update the current regulations to address low-voltage types, which are relatively under-regulated when compared to other illumination sources used in the City; and

WHEREAS, in researching other regulations in this regard, it was discovered that few communities have undertaken such a comprehensive effort to manage these sources and eliminate nuisance glare, trespass, and loss of night sky, while ensuring appropriate maintenance and best practices in this same regard; and

WHEREAS, the City Attorney and the Department were able to achieve a set of regulations that are fair, enforceable, and respect the rights of property owners to use lighting for aesthetic purposes to enhance their properties, neighborhoods, and the overall community, but not impact neighbors or create issues relative to safety and security through inappropriate regulations; and

WHEREAS, the City Council and the Planning and Zoning Commission held public hearings on the proposed amendments to the City's zoning regulations; and

WHEREAS, at those public hearings interested persons and residents were given an opportunity to be heard on the proposed amendments to the City's zoning regulations; and

WHEREAS, the City Council hereby finds and determines that it is to the benefit of the health, safety, and general welfare of the residents of the City to address this relatively under-regulated area of low-voltage or aesthetic illumination sources within the City's zoning regulations.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. That Section 415.030 of the Code of Ordinances of the City of Wildwood, Missouri, be and hereby is amended by adding the definitions of “Aesthetic Lighting,” “String Lights,” and “Warm Light,” to read as follows:

AESTHETIC LIGHTING

Lighting that does not impact the function and safety of an area, but is purely decorative, or used to illuminate architecture and/or landscaping, and installed for aesthetic effects (Source: Model Lighting Ordinance – Illuminating Engineering Society and National Dark Sky Association).

STRING LIGHTS

Small electric lights on a wire, string, or cable.

WARM LIGHT

Light with a color temperature below 3,000 degrees (Kelvin).

Section Two. That Chapter 415 of the Code of Ordinances of the City of Wildwood, Missouri, be and hereby is, amended by adding and enacting a new Section 4215.450, Subsection (O.) of Chapter 415 to read as follows:

1. Lamps shall be selected and installed based upon the minimum amount of illumination necessary for the intended purpose that is associated with the application. For the purposes of aesthetic lighting, the following characteristics shall apply:
 - i. Low-voltage, Non-LED lighting shall not exceed thirty-five (35) watts; and
 - ii. LED lighting shall not exceed 3,000 degrees Kelvin and always provide a ‘warm’ light.
2. Lamps shall not be aimed or directed toward an adjoining or abutting property, nor onto any private or public right-of-way area, as they are defined in Chapter 420 Subdivision and Development Regulations of the City of Wildwood.
3. No luminaire shall be placed in a defined setback area associated with any lot, with these distances set forth by the underlying zoning district regulations. Said restriction includes any pole, structure, or other item used to hold, secure, or otherwise assist in the mounting of the luminaire system.
4. Aesthetic lighting, as herein defined, is not required to be fully shielded or enclosed. However, if not fully shielded or enclosed, the minimum amount of wattage or temperature level necessary to light the applications shall be used.
5. Notwithstanding any provision of this Section to the contrary, temporary outdoor lighting shall be allowed for no more sixty days per calendar year and no more than forty-five (45) consecutive days. For purpose of this subsection “temporary outdoor lighting,” shall mean any combination of string lights that exceeds 100 bulbs or two or more wires, strings or cables connected to one another.

6. Any installed aesthetic lighting arrangement may not be in violation of Chapter 415.450 Outdoor Lighting Requirements of the City of Wildwood Zoning Ordinance regarding its requirements for the minimization of glare and light trespass, protecting neighbors from the consequences of stray light.
7. All luminaires, fixtures, and lamps shall be regularly maintained and any broken, non-functional, or otherwise inoperable luminaire, fixture, or lamp shall be replaced or removed.
8. All strings, wires or cables that hold luminaries shall be secured to a pole or structure sufficient to accommodate their respective weights, thereby ensuring their stability, while these applications shall not sag, fall, or otherwise not represent a workmanlike installation, when in place.
9. Non-functional or poorly installed luminaires found to be in violation of the requirements of this Section shall be a violation of this Section.
10. Nothing herein shall be interpreted to supplant any of the current regulations of Chapter 415.450 Outdoor Lighting Requirements of the City of Wildwood Zoning Ordinance. In any instance of conflict between these requirements or and any other provision of this Code, the more restrictive shall apply.

Section Three. Savings. Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in manner connected with the subject matter hereof.

Section Four. Severability. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Section Five. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

This Bill was passed and approved this ____ day of _____, 2024, by the Council of the City of Wildwood after having been read by title or in full two times prior to passage.

Presiding Officer

ATTEST:

City Clerk

James R. Bowlin, Mayor

ATTEST:

City Clerk

**AN ORDINANCE
AMENDING THE MUNICIPAL CODE OF THE CITY OF OZARK, MISSOURI,
CHAPTER 405 ZONING REGULATIONS, TO ESTABLISH ONE NEW SECTION
REGULATING DARK SKIES DESIGN STANDARDS.**

WHEREAS, City staff was asked to draft and propose language to address light pollution in the community with the goal of balancing the impact to development while preserving the visibility of the night sky; and

WHEREAS, the proposed language establishes Design Standards for on-site lighting, which is defined herein to be all non-public owned, installed, or maintained lighting on all property except for single-family and two-family residential properties; and

WHEREAS, on May 24, 2021, the Planning and Zoning Commission voted unanimously to recommend this Ordinance for approval.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF OZARK, MISSOURI, as follows, that:

SECTION 1 – Amending the Municipal Code of the City of Ozark, Missouri, Chapter 405 Zoning Regulations, Article IX Miscellaneous Regulations, by adding one new section, Section 405.950 Dark Skies Design Standards which shall read as follows:

Section 405.950 Dark Skies Design Standards

- A. *Definitions.* Except where otherwise indicated by the context, the following definitions shall apply in the interpretation and enforcement of this Chapter:

BACKLIGHT-UPLIGHT-GLARE (BUG)

A luminaire classification system that classifies backlight (B), uplight (U), and glare (G). This rating system provides for more effective control of unwanted light.

CUTOFF FIXTURE

An outdoor light fixture shielded or constructed in such a manner that no more than two and one half (2.5) percent of the total light emitted by the fixture is projected above the horizontal plane of the fixture.

FLOOD LAMP

A form of lighting designed to direct its output in a specific direction with a reflector formed from the glass envelope of the lamp itself. Such lamps are so designated by the manufacturers and are typically used in residential outdoor area lighting.

FLOOD LIGHT

A form of lighting designed to direct its output in a different use, more or less specific direction, with reflecting or refracting elements located external to the lamp.

FOOTCANDLE (FC)

A quantitative unit measuring the amount of light cast onto a given point, measured as one (1) lumen per square foot.

FULL CUTOFF FIXTURE

An outdoor light fixture shielded or constructed in such a manner that it emits no light above the horizontal plane of the fixture.

GLARE

The effect produced by a light source within the visual field that is sufficiently brighter than the level to which the eyes are adapted, to cause annoyance, discomfort, or loss of visual performance and ability.

LIGHT FIXTURE

An electrical device that contains an electric lamp that provides illumination consisting of a fixture body and one or more lamps.

LIGHT SOURCE

The element of a lighting fixture that is the point of origin of the lumens emitted by the fixture.

LIGHT SPILLOVER

The light that can be measured on a property when that same light is generated from another property.

LUMEN

A quantitative unit measuring the amount of light emitted by a light source.

ON-SITE LIGHTING

All lighting that is not owned, installed, or maintained by a public utility located on properties that are not primarily a single-family residential use and/or two-family residential use. This shall include but not be limited to the following: site or buildings, neighborhood common areas such as club houses, pools, and parking lots.

SEMI-CUTOFF FIXTURE

An outdoor light fixture shielded or constructed in such a manner that it emits no more than five (5) percent of its light above the horizontal plane of the fixture, and no more than twenty (20) percent of its light ten (10) degrees below the horizontal plane of the fixture.

- B. *Purpose.* The purpose of this section is to regulate the placement and arrangement of all on-site lighting as defined in this Section. These regulations are intended to:

1. Protect the public health, safety, and general welfare;
2. Enable the fair and consistent enforcement of these regulations;
3. Control light spillover and glare to reduce the degradation of the sky from light pollution;
4. Encourage lighting systems which conserve energy and costs;
5. Preserve community character; and
6. Provide for nighttime safety, utility, security, and productivity.

C. *Application of Dark Skies Design Standards.*

All on-site lighting shall meet or exceed the Dark Skies Design Standard provisions in this Section.

D. *Exterior Lighting Objectives.* Lighting arrangements shall be arranged in the following manner:

1. To minimize light spillover onto any adjacent premises; and
2. So that light from any illuminated source shall be so shaded, shielded or directed that the light intensity or brightness will not adversely affect adjoining property.

E. *Lighting Measurements.* Light levels shall be measured in the following manner:

1. At the property line; or
2. At the boundary of public right-of-way that adjoins the property; and
3. At finished grade (ground level), with the light-registering portion of the meter held parallel to the ground pointing up; and measured in footcandles (FC).

F. *Exterior Lighting Standards.* All exterior on-sight lighting shall be subject to the following conditions and limitations:

Light Source	Maximum Mounting or Pole Height	Maximum Lumination
No cutoff	15 feet	• 3/10 footcandle at any point along perimeter adjoining single or two-family residential use • 3/10 footcandle if separated from single or two-family residential use by a right-of-way of seventy (70) feet or less
Total cutoff of light at an angle so that the bare bulb, lamp, or light source is completely and opaquely shielded from the direct view of an observer at ground level at the perimeter of the property	60 feet	• 1/2 footcandle at any point along perimeter adjoining single or two-family residential use • 1/2 footcandle if separated from single or two-family residential use by a right-of-way of seventy (70) feet or less • One (1) footcandle at any other point along the perimeter of the property. • There are no maximum lumination limits at the property line of the same zoning classification.
Building and landscape light fixtures, including ground lighting for signs, flagpoles and statues, shall be equipped with shields or shutters to minimize light spillover		• 1/2 footcandle at any point along perimeter adjoining single or two-family residential use • 1/2 footcandle if separated from single or two-family residential use by a right-of-way of seventy (70) feet or less • One (1) footcandle at any other point along the perimeter of the property.

Lighted Areas	Maximum Mounting or Pole Height	Maximum Lumination
Parking Lots		Average of five (5) footcandles
Downtown Neighborhood and Core Overlay Districts		shall not exceed a color temperature of 3000 Kelvin.
Bufferyard	N/A	Light sources shall not be located within bufferyard areas except on pedestrian walkways.
There shall be no lighting of a blinking, flashing, rotating, or fluttering nature, including changes in light intensity, brightness, or color except for public safety purposes.		

Luminaire	Maximum Allowed Backlight Rating	Maximum Allowed Uplight Rating	Maximum Allowed Glare Rating	Maximum Allowed Glare Rating *If NOT mounted with backlight perpendicular to property line within 2X mountings heights
Greater than 2 mounting heights from property line	B4	U2 0% Allowed light emission above 90° for street or Area lighting	G2	G2
1 to less than 2 mounting heights from property line and the backlight portion of light output oriented perpendicular and toward said property line.	B3	U2 0% Allowed light emission above 90° for street or Area lighting	G2	G1

0.5 to 1 mounting heights from property line and the backlight portion of light output oriented perpendicular and toward said property line.	B2	U2 0% Allowed light emission above 90° for street or Area lighting	G2	G0
Less than 0.5 mounting height to property line and the backlight portion of light output oriented perpendicular and toward said property line.	B0	U2 0% Allowed light emission above 90° for street or Area lighting	G2	G0

1. A site lighting plan for on-site lighting shall be submitted and shall provide the following information:
 - a. Proposed location on premises of all exterior light fixtures;
 - b. Description of illumination devices, fixtures, lamps, supports, reflectors and lens, mounting height and wattage;
 - c. Photometric design layout for the site of all illuminated vertical and horizontal surfaces showing the design footcandle levels.
 - d. Lighting shall be significantly reduced during non-operational hours, allowing only lighting necessary for security purposes. The site lighting plan submitted for review shall note where this distinction occurs.
 2. Signs not internally lit shall comply with exterior or building lighting standards provided above.
- G. *Existing Lighting.* Any existing lighting fixture that is moved or replaced in its entirety, shall meet the requirements of this section. Specifically, this shall not include replacing bulbs or bulb maintenance.
- H. *Exemptions.* The following shall be exempt from the Dark Skies Design Standards contained in this section:
1. *Emergency Lighting.* Emergency lighting that is only turned on in the event of a power failure or when an alarm is activated is excluded from the total lumen

PASSED ON 5/1/2023

([https://www.brentwoodmo.org/AgendaCenter/ViewFile/Minutes/ 05012023-1646](https://www.brentwoodmo.org/AgendaCenter/ViewFile/Minutes/05012023-1646))

Section 400.1880 Lighting.

1. The City of Brentwood recognizes that some public areas need to be illuminated at night and that residents and businesses have the right to illuminate their properties for safety and commerce. Conversely, the City also recognizes that artificial light at night impacts environmental conservation and public health. This outdoor lighting Section applies to all new construction, and to replacement of existing exterior lamps and lighting fixtures on properties other than property used exclusively for single-family and two-family residential structures. Retrofits to existing outdoor lighting fixtures are not required. However, whenever light bulbs on properties other than single-family and two-family residential structures are replaced in existing outdoor lighting fixtures, the replacement bulbs must not exceed a Correlated Color Temperature rating of three thousand (3,000) degrees Kelvin unless the owner of the fixture establishes to the satisfaction of the reasonable administrative judgment of the Director of Planning and Development that the fixture cannot operate with reasonable efficiency without using a bulb with a rating greater than three thousand (3,000) degrees. These regulations are intended to:

1.

Protect the public health, safety and general welfare;

2.

Enable the fair and consistent enforcement of these regulations;

3.

Control light spillover and glare to reduce the degradation of the sky from light pollution and preserve views of the night sky;

4.

Encourage lighting systems which conserve and promote energy efficiency, community health and costs;

5.

Preserve community character, and promote harmony between neighbors;

6.

Provide for nighttime safety, utility, security, and productivity.

B. The following standards shall apply to all exterior light fixtures within the City:

1.

The light from any luminaire, the light source and its enclosure including any reflectors or other devices for the control of light, but excluding bracket arms or posts for support or mounting, shall be shaded, shielded or directed to prevent direct light from being cast upon any adjacent property and to prevent glare or other objectionable problems to surrounding areas.

2.

Lighting fixtures shall not exceed sixteen (16) feet in height, unless specifically permitted by site plan approval in accordance with Article II, Division 9.

3.

Lamps located on property used for anything other than single-family and two-family residential structures may not exceed a Correlated Color Temperature (CCT) of three thousand (3,000) Kelvin.

4.

No luminaire shall have any blinking, flashing or fluttering lights or other illuminating device which has a changing light intensity, brightness or color, nor will any beacon lights be permitted.

5.

Neither the direct nor reflected light from any luminaire shall create a disabling glare causing traffic hazards to motor vehicle operators on public thoroughfares.

C.

All light fixtures/lamps/bulbs lawfully installed and operable prior to the effective date of this Section are exempt from all requirements of this Section; provided, however, that if an existing lamp or fixture on property used for other than single-family and two-family residential structures is replaced, replacement lamps fixtures must conform to these requirements.

D.

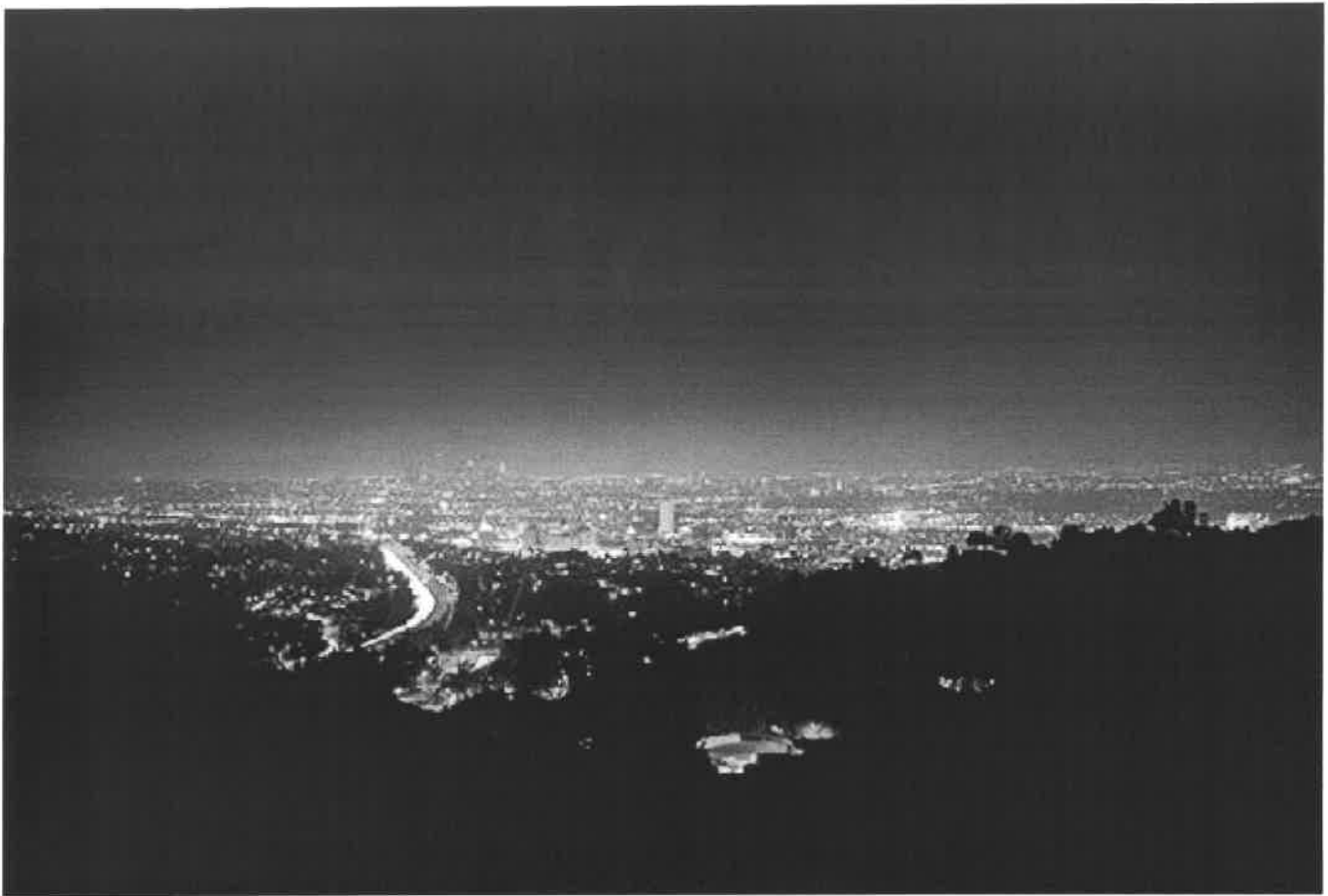
Lighting systems and standards for major outdoor recreation facilities as determined by the Planning and Zoning Commission, such as athletic fields, stadiums, tennis courts or swimming pools, shall require approval of a conditional use permit in accordance with Article II, Division 6.

PROTECTING THE BEAUTIFUL NIGHT SKY

Photo by Ben Caruthers

A COMMUNITY GUIDE FOR PREVENTING LIGHT POLLUTION





Skyglow over a city.

WHAT IS LIGHT POLLUTION?

Light pollution is any adverse or unintended effects from the use of artificial light at night, including light trespass, glare, skyglow, reduced visibility at night, and energy waste. Light pollution is a growing problem caused by excessive lighting and poor lighting design.

TYPES OF LIGHT POLLUTION:

Light Trespass: When light falls where it is not intended, needed, or wanted. Use fully shielded fixtures (see Figure 2) to eliminate light trespass.

Glare: Intense, blinding light that reduces visibility of objects around you and causes eye discomfort (Figure 3). Direct lights downward, use shielding, and use the lowest appropriate light intensity.

Skyglow: The night time brightening of the sky above and near urban areas (Figure 4). Skyglow is one of the most well-recognized kinds of light pollution, since it results in “losing the stars” from our night time field of vision. Use shielded fixtures and the lowest light intensity sufficient for public safety.

Clutter: The grouping of light sources in proximity, which can cause confusion and interfere with safe driving (Figure 5).

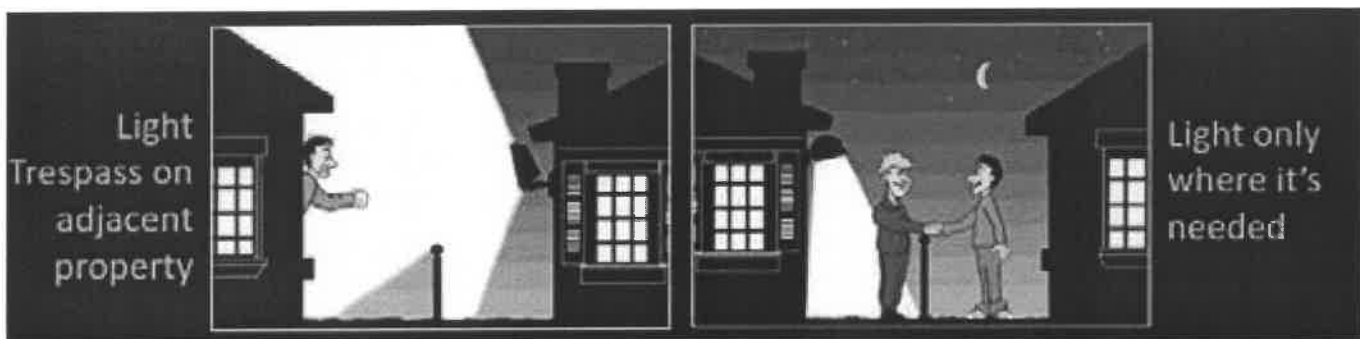


Figure 2: Light trespass is not just a nuisance, but can affect our ability to get a good night's sleep. Sleeping disorders can trigger other health issues, including high blood pressure, heart ailments, and obesity.

Figure 3: Badly designed light fixtures are responsible for causing glare. Glare impairs vision and can reduce both pedestrian and driver safety. Note the contrast between the brightly lit area right under the light, and the sudden transition to relative darkness toward the bottom right. A pedestrian attempting to cross the street from the far sidewalk, which is shrouded in darkness, is at risk of being invisible or only partly visible to drivers.





Figure 4 (Left): Badly designed light fixtures and intense lighting gives rise to skyglow, which can be seen many miles away from a city. In this image we see skyglow from Kirksville (about 5 miles away, far left in photo) and La Plata (about 20 miles away, bottom right in photo).



Figure 5: Light clutter is a result of having too many light sources in a small space.

DARK SKY LIGHTING BASICS

Shielding of Fixtures: Downward pointed, fully shielded lighting keeps unwanted and unnecessary light from shining onto adjacent properties or into the sky, contributing to skyglow. Outdoor lighting should be “fully shielded,” meaning no light emitting above a 90-degree angle (see Figure 6). Fully shielded lighting can either be purchased, or existing lights can be retrofitted with shielding.

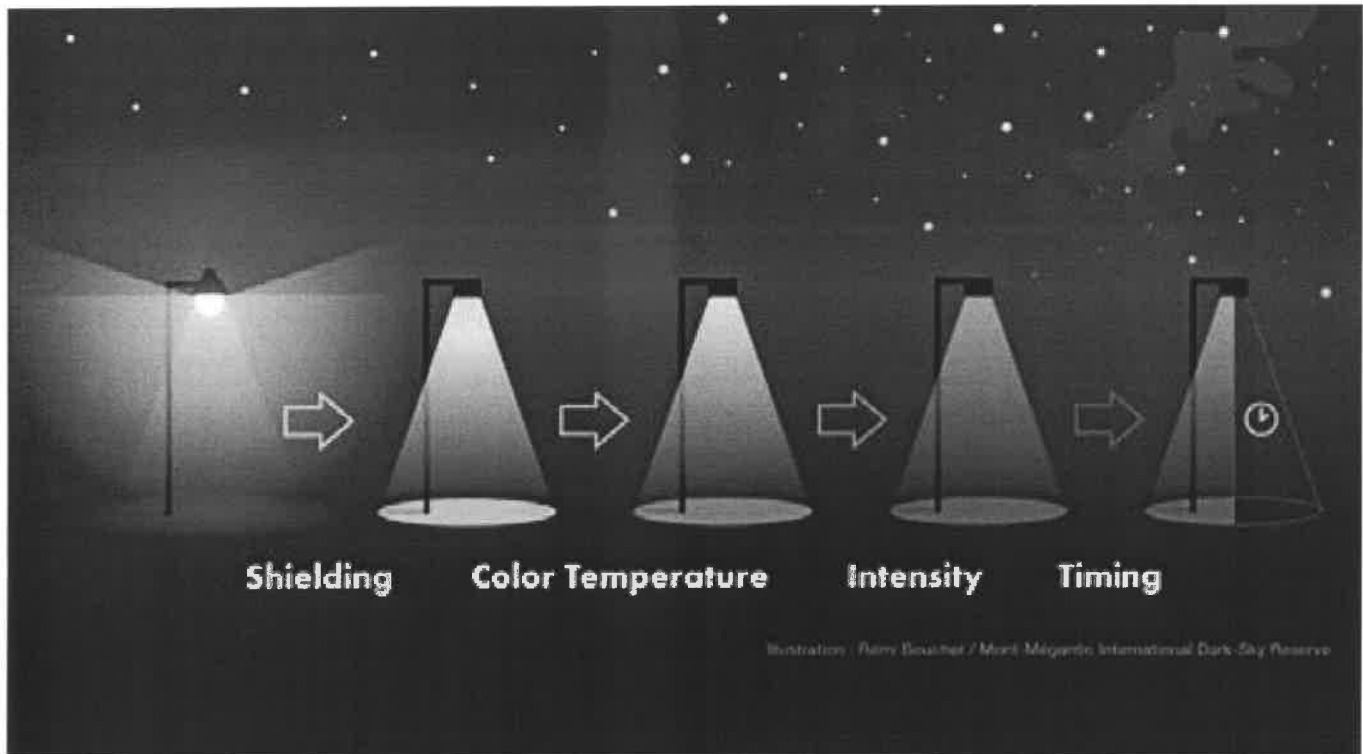


Figure 6: This diagram shows improvements in outdoor lighting, starting from bright, blue-white lights on an unshielded light fixture (far left), to a fully shielded light, to a warmer colored light, to a warmer light with lowered intensity, to a fully shielded, warm light of appropriate brightness on a timer (far right).

Amount of Light: Excessive lighting is a waste of energy and creates nuisance conditions. Light should be directed only onto the areas where it is truly needed, and only the lowest adequate lighting intensity should be used. Excessive light intensity is “overkill” and a waste of energy. Timers, motion sensors, dimmer switches and light cutoffs can be used for light fixtures when not needed, further reducing energy use (Figure 6).

Lighting Color: Blue light is harmful for wildlife and for human health, and contributes more to light pollution. Warmer, or amber-colored lights, are better for people and the environment. Warm lights are those with a temperature of less than 3000 Kelvin. Look at product packaging to determine the temperature, and use lights close to 2000 K, and certainly less than 3000 K (Figure 7).

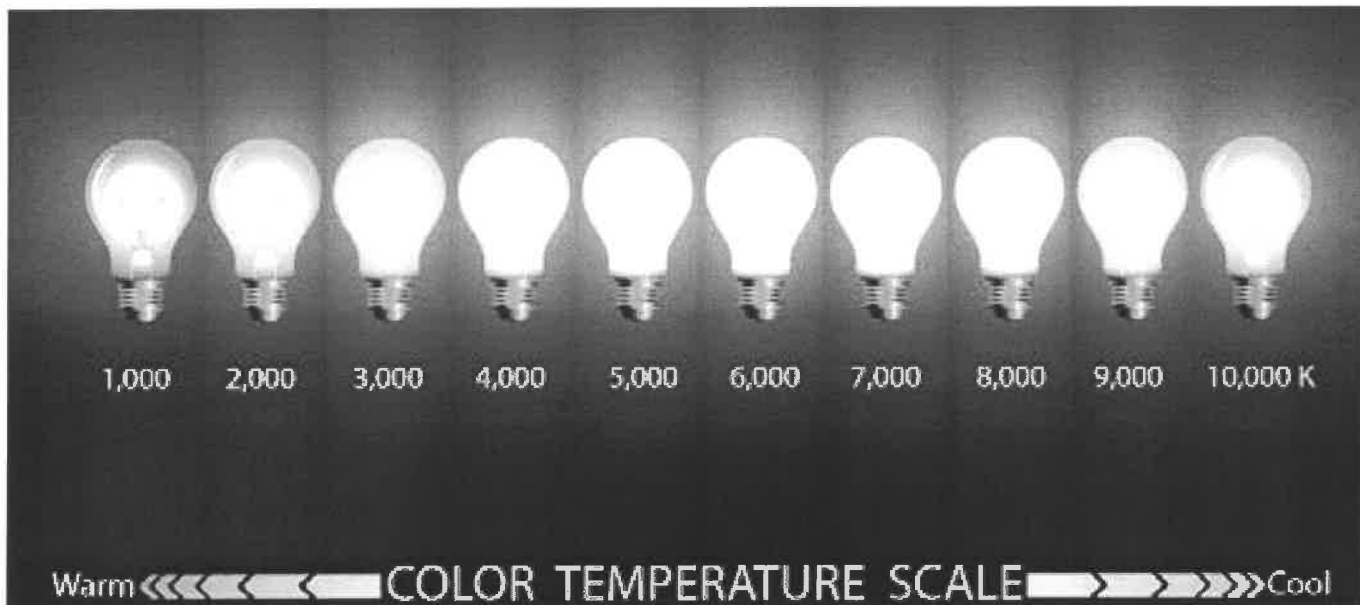


Figure 7: Amber colored light (2700K or less) are least disruptive to the environment and almost all living beings, and are preferred over lights above 3000K, which contain significant amounts of blue light.

PUBLIC SAFETY

“Bright” lighting does not necessarily equate with “safe lighting.” The appropriate use of dark-sky friendly lighting actually improves overall safety. Overly bright, glaring lights create sharp contrast between light and darkness, making areas outside of the illuminated area difficult to see (see Figure 8). Sharp contrast between light and darkness creates deep shadows that make it easier for burglars to hide. Glare from overly bright streetlights causes driver discomfort and impairs driver visibility.

There is a tendency to overlight property for safety and security. Many people think this improves safety, but there is no scientific evidence to support this opinion. Our night vision works better in low light. We are better able to distinguish shapes in darkness, when our vision has adapted to lower light conditions, keeping us safe. Our pupils constrict when looking at a bright light at night and we tend to look away. Lower lighting levels, warmer light (< 3,000 K), and better coverage of areas needing illuminated are more efficient ways to enhance safety and security with lighting.

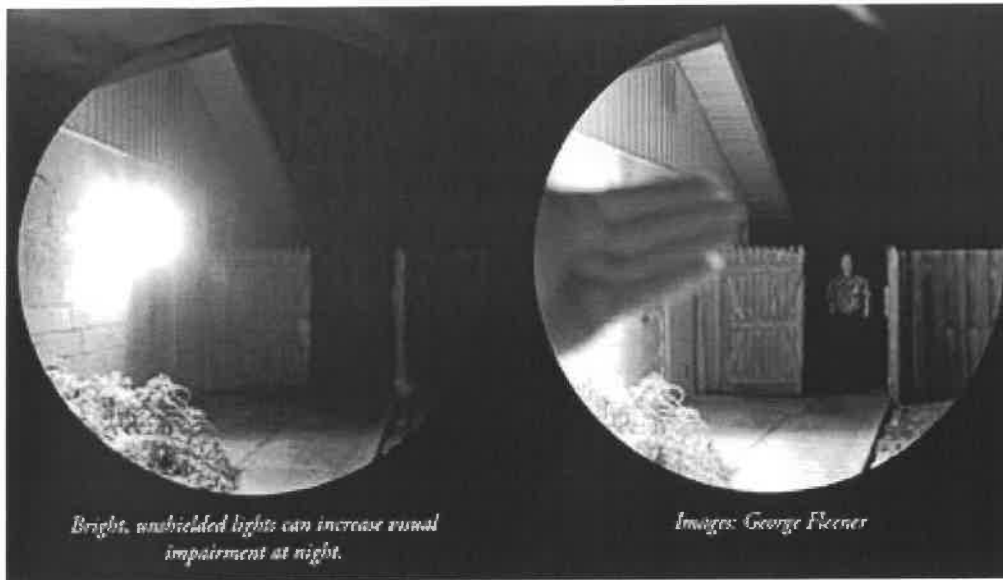


Figure 8: A classic demonstration of “brighter does not mean safer”. Unshielded, bright lights cause deep contrasts and shadows that make it harder to see.

ENERGY SAVINGS

Sixty percent of outdoor lighting is wasted energy. We have all seen images of city lights from space. Consider this—almost all the light that a satellite sees is wasted energy, because it is radiating out into space where it is not needed. For every \$100 spent on operating a dusk-to-dawn light, \$45 is wasted on light that never reaches the ground (Figure 9).

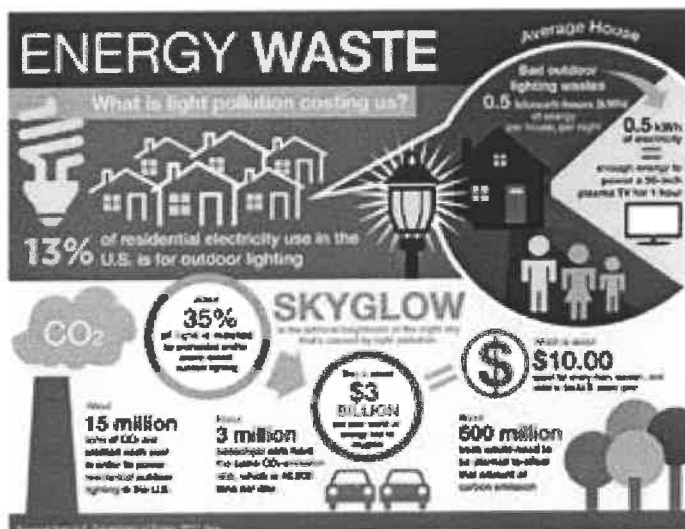


Figure 9: The amount of energy wasted due to bad and inefficient lighting.

Cities are realizing the benefits of reducing and eliminating this energy waste through better lighting design and standards. Today, there are many energy-efficient lighting products that, when combined with proper design, can significantly reduce energy costs.

Light Emitting Diodes (LEDs) are replacing conventional lamp types for outdoor lighting. The improved quality and lower prices of LEDs make them efficient alternatives to conventional lamps. But some LEDs, especially early generation ones, emit an excessive amount of blue light, which increases glare and light pollution. Today, a new generation of “warmer color” LED products with temperatures below 3000K are available.

LIGHTING FOR NATURE

Almost all wildlife and even humans and plants are affected by artificial light at night because the blue wavelengths of bright white light disrupt circadian rhythms—the night and day cycles associated with physiological changes. Even insects and pollinators are in decline partially due to artificial lights. Artificial light at night makes it harder for fireflies to find a mate because they must blink brighter to be seen.

Several major bird migration paths go through Missouri (Fig. 10). These ancient migration paths now bring birds over cities. Every year, millions of birds die during migration due to artificial lights. Most birds migrate at night to save energy and avoid predators, using the moon and stars to navigate. Artificial lights disorient birds and cause them to circle until they die from exhaustion or hit a structure, such as a building. Each year, one billion or more birds are killed in the U.S. by colliding with buildings (Figure 11). Lights out Heartland (Fig. 12) is a program working to reduce the negative impacts of artificial light at night on birds. For more information about Lights out Heartland, see the website, <https://www.lightsouthheartland.org>.

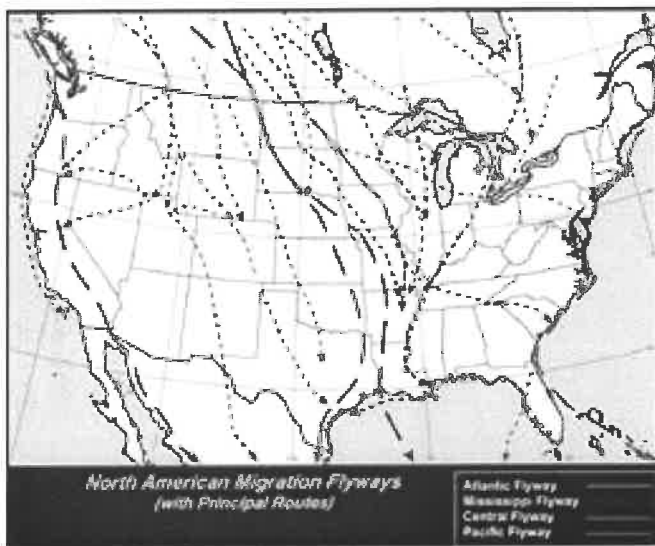


Figure 10: The major migration flyways over the United States. Migratory birds tend to follow rivers and coastlines, putting both Kansas City and Saint Louis along high traffic flyways.



Figure 11: Birds killed by collisions with high-rise buildings. Many of our largest cities in the Midwest, including Kansas City, Saint Louis, and Springfield, are along the Mississippi-Missouri Flyway. Bright lights in cities create an ecological trap for birds.



Figure 12: Lights Out Heartland Logo

CULTURAL TRADITIONS AND THE BEAUTY OF THE NIGHT SKY

Our ancestors grew up under dark skies, and the magic and thrill of brightly colored stars, planets and the moon were not lost on them. Over the last few decades, the amount of light pollution has grown much faster than the population, largely because we have become conditioned to believe that more and brighter lighting is always better. Today, more and more people are re-connecting with the truly awesome night sky. As more people become aware of what they're missing in areas with overly bright night skies, there is more interest in efforts to curb excessive lighting at night.

NIGHT SKY TOURISM

More and more, tourists are visiting places where they can enjoy the beauty of a star-studded night sky. As other areas of the country become more urbanized and light-polluted, Missouri will become a "dark sky destination," where people come for night sky viewing, astronomical observations, and where the beautiful night sky can be seen and appreciated (Figure 13). Many parks are becoming designated as "dark sky parks" (Such as the Buffalo, in Arkansas. In Missouri, the Ozark National Scenic Riverways is currently applying for dark sky park status). But even rural areas or cities can curtail light pollution and protect the value of the night sky for the health and benefits of their citizens.



Figure 13: A Buffalo River at night basking in the glory of the Milky Way (photo by Ben Caruthers).



Figure 14: Artwork by Tyler Nordgren illustrating the National Parks motto of "Half the park is after dark."

HUMAN HEALTH

Scientific research indicates that artificial light at night has detrimental effects on human health and well-being. Artificial light can disrupt circadian rhythm (night/day physiological processes, such as hormone production), resulting in increased risk of obesity, diabetes, mood disorders, reproductive problems, and cancers.

Five Lighting Principles for Responsible Outdoor Lighting



DarkSky



Illuminating

Responsible outdoor lighting is

1 Useful

Use light only if it is needed

All light should have a clear purpose. Consider how the use of light will impact the area, including wildlife and their habitats.



2 Targeted

Direct light so it falls only where it is needed

Use shielding and careful aiming to target the direction of the light beam so that it points downward and does not spill beyond where it is needed.



3 Low Level

Light should be no brighter than necessary

Use the lowest light level required. Be mindful of surface conditions, as some surfaces may reflect more light into the night sky than intended.



4 Controlled

Use light only when it is needed

Use controls such as timers or motion detectors to ensure that light is available when it is needed, dimmed when possible, and turned off when not needed.



5 Warm-colored

Use warmer color lights where possible

Limit the amount of shorter wavelength (blue-violet) light to the least amount needed.



DARK SKY PLANNING AND CITY ORDINANCES

Many cities are examining their ordinances and lighting standards to see if dark sky provisions can be added, or if a new lighting ordinance could be established. DarkSky Missouri stands ready to assist any city that wishes to explore these ideas further. We can provide model ordinances for you to consider. A representative of our organization would be happy to come to your city to meet with leaders about adopting dark sky principles. Contact us through our website at Darkskymissouri.org

Light Pollution is Easy to Fix! Damage caused by artificial light at night is not permanent and can very often be stopped by a simple “flip of the switch.” Following the five principles of responsible outdoor lighting is simple, and is largely common sense. Every person has a responsibility for keeping the stars visible and the night sky beautiful for all of us!



The mission of DarkSky Missouri is to raise awareness about light pollution issues in Missouri, promote quality outdoor lighting, protect our natural environment and our beautiful night sky, and educate the public about reducing light pollution to lower energy costs.

Chapter 405. Zoning Regulations

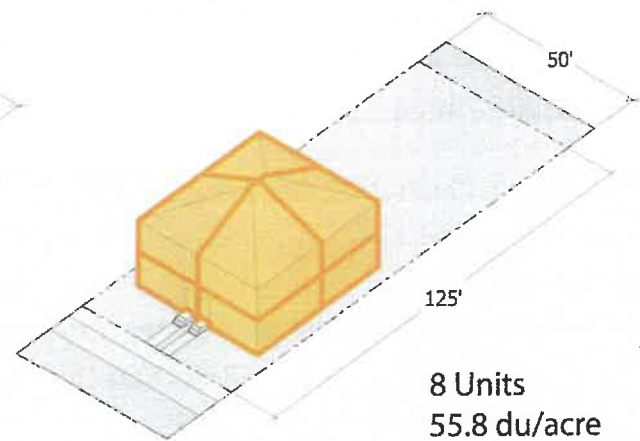
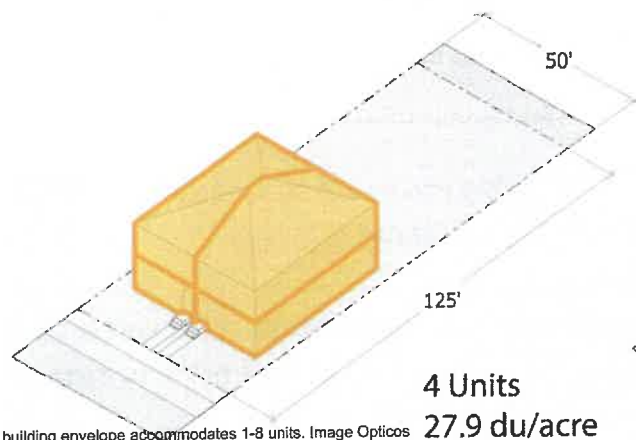
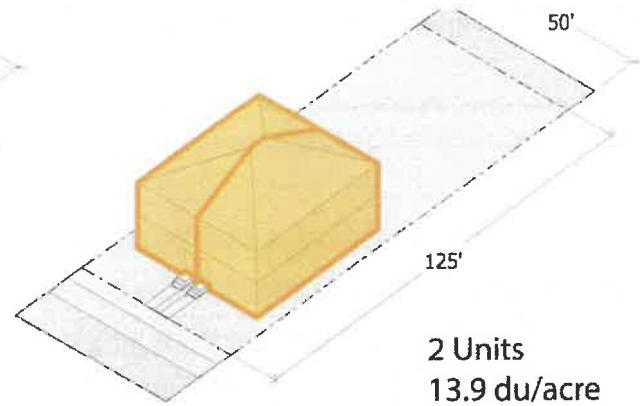
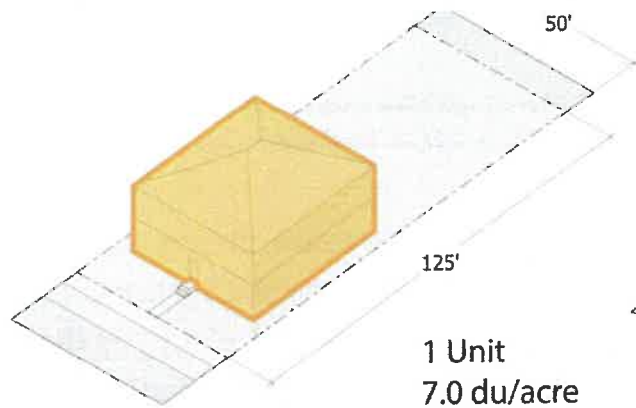
Article X. Off-Street Parking and Loading Requirements

Section 405.725. Lighting.

[Ord. No. 918 §2, 5-1-2008]

- A. Parking lots and walkways shall be illuminated to provide for the safe use therefor; lighting studies shall be provided, as needed, to provide evidence of adequate lighting. Exterior lighting shall be provided throughout the development to promote general security.
- B. All lighting in non-residential zoning districts shall be designed so that the light from such facilities does not reflect directly or spill over onto residentially zoned or used property.
- C. Lighting from non-residential development shall not cause glare on adjacent roadways or in any way cause hazardous conditions.
- D. Lighting arrangements shall be as approved by the City Engineer or an authorized representative.

PSQ (/publicsquare)



The same building envelope accommodates 1-8 units. Image Opticos

MISSING MIDDLE (/PUBLICSQUARE/CATEGORY/MISSING-MIDDLE)

Best practices for ending exclusive single-family zoning

Your city or state just allowed—or is considering allowing—multiple units on every lot. Here are six tips for successful implementation of the Missing Middle.

DAN PAROLEK (/node/5544) FEB. 25, 2020



(<http://www.facebook.com/sharer/sharer.php?u=https%3A//www.cnu.org/node/7773&title=Best%20practices%20for%20ending%20exclusive%20single-family%20zoning>)



(<http://twitter.com/intent/tweet?status=Best%20practices%20for%20ending%20exclusive%20single-family%20zoning%2Bhttps%3A//www.cnu.org/node/7773>)



([http://www.linkedin.com/shareArticle?](http://www.linkedin.com/shareArticle?mini=1&url=https%3A//www.cnu.org/node/7773&title=Best%20practices%20for%20ending%20exclusive%20single-family%20zoning&source=https%3A//www.cnu.org)

[mini=1&url=https%3A//www.cnu.org/node/7773&title=Best%20practices%20for%20ending%20exclusive%20single-family%20zoning&source=https%3A//www.cnu.org](https%3A//www.cnu.org/node/7773&title=Best%20practices%20for%20ending%20exclusive%20single-family%20zoning&source=https%3A//www.cnu.org))



([mailto:?subject=Check%20out%20Best%20practices%20for%20ending%20exclusive%20single-](mailto:?subject=Check%20out%20Best%20practices%20for%20ending%20exclusive%20single-family%20zoning&body=https%3A//www.cnu.orgpublicsquare/2020/02/25/best-practices-ending-exclusive-single-family-zoning)

[family%20zoning&body=https%3A//www.cnu.orgpublicsquare/2020/02/25/best-practices-ending-exclusive-single-family-zoning](https%3A//www.cnu.orgpublicsquare/2020/02/25/best-practices-ending-exclusive-single-family-zoning))

Last year was a groundbreaking one for housing policy and legislation to enable Missing Middle Housing (<https://missingmiddlehousing.com/>) across cities and states. Minneapolis adopted a policy to allow up to three units on any lot, even those zoned for single-family. Oregon passed HB 2001, effectively eliminating exclusive single-family zoning statewide and enabling a range of Missing Middle housing types, allowing up to two housing units on every residential lot within cities (and up to four housing units in cities with 25,000 or more residents). The current version of California's proposed SB50, although largely focused on development around major transit, would allow up to four units on single-family lots in geographic areas that meet certain criteria.

What these efforts illustrate is that using Missing Middle Housing can go a long way toward meeting housing needs in a variety of places. There are two important parts of this message:

- Incrementally increasing the allowed number of units/densities can substantially increase the number of housing units and address housing costs (see note below regarding using density/number of units carefully);
- Higher densities do not have to equate to larger buildings: House scale buildings/Missing Middle Housing can accommodate more units, more choices, *and* higher densities.

Here are six tips to effectively guide the evolution of single family neighborhoods into Missing Middle Housing neighborhoods integrating duplexes (<https://missingmiddlehousing.com/types/duplex-stacked>), triplexes, and fourplexes (<https://missingmiddlehousing.com/types/fourplex>). Many of these seem very basic, but are typically overlooked, and they do make a big difference in delivering high-quality results.

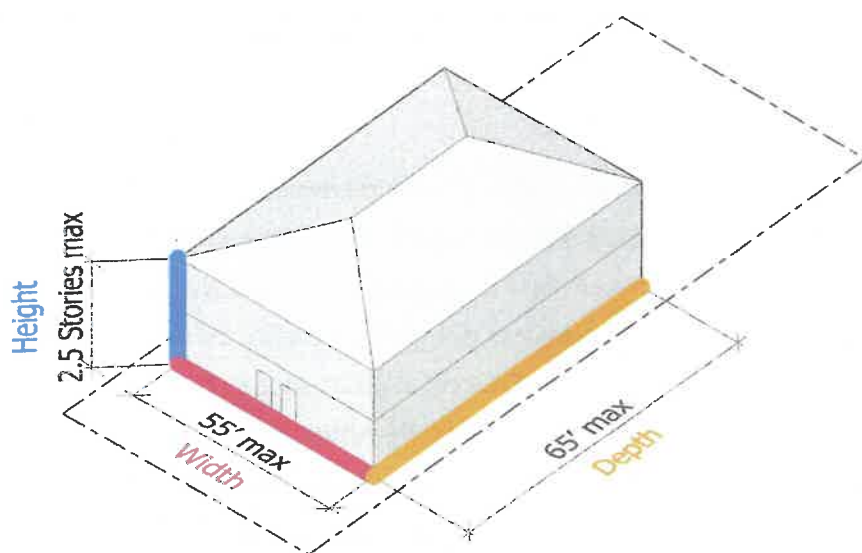
1. Regulate maximum building envelope/form & scale rather than number of units/density

Most cities, policies, and bills focus on the number of units allowed on a lot. The good news about this approach is that after it is adopted it will increase the number of units compared to single family homes, but the bad news is that it will likely result in the delivery of the largest, most expensive/least affordable units that a builder can fit onto the site. How do you prevent this from happening and deliver more attainable options? Instead of defining a maximum number of units in policy, legislation, or zoning, define a maximum width, depth, and height (i.e. an allowed building envelope) that can be publicly supported, and allow any number of units within that defined envelope or form (see image at top).

For example, if you regulate to allow a building that is a maximum of 50 feet wide, 55 feet deep, and two stories tall, you are allowing a 5,500 square foot building. If you define the maximum form and not the number of units, your policy and regulations would allow for a builder to deliver this as two 2,750 square foot units, four 1,375 square foot units, or eight 688 square foot units within that same allowed building envelope. Obviously, the 688 square foot units are going to be more cost-attainable than the larger units. If regulations/policy cap the number of units (as density has done in the past), it discourages smaller, more affordable units.

2. Carefully regulate building width and depth

This sounds very basic, but very few zoning codes directly regulate the size of a building envelope (form) with a maximum width and depth in addition to maximum height. This is important to deliver predictable built results. Setbacks and FAR only deliver predictable scale and form when lot sizes stay consistent, which is rarely the case in most neighborhoods. Height is typically regulated, but if a maximum width and maximum depth are not regulated and one lot is bigger than the one next to it, or if a builder has aggregated lots, the built result on the larger lot will be out of scale with its neighbors.



Maximum building width and maximum building depth need to be regulated in addition to height for predictable results. Image by Opticos Design.

Committing to this maximum scale of allowed “container/building envelope” is a great way to build support from community members for Missing Middle housing, because delivering more units does not have to mean larger buildings. Missing Middle types achieve more units, with higher densities (*sorry, I had to use the D word!*) within house scale buildings.

3. Be careful about allowed height

Ideally, Missing Middle Housing is no more than 2.5 stories in height to keep it “house scale.” Remember that Upper Missing Middle Housing, which is 3-plus stories, is still very relevant and necessary, but it should be considered a separate classification—and applied to different geographic locations—so as not to

confuse the conversation or compromise support.

How is height measured in your zoning code? A maximum height measured at an eave will produce very different building forms than a maximum height measured from the highest point or even as an average height. If your heights are measured to the highest point, rather than to the top of the eave or parapet, your zoning may be encouraging/incentivizing flat-roofed buildings which likely will not be in character with existing structures.

4. Do not allow townhouses or single-family detached homes in which the ground floor is mostly parking

In most markets, if regulations allow, developers will deliver multiple “tall, skinny” single-family detached homes, or “tuck-under” townhouses (in which the ground floor is mostly parking with two-stories of living space above). You need to carefully consider and decide if the delivery of these housing types will meet policy intents, such as affordability goals, and the desired form and scale outcome. In some contexts it may, and in others it may not.

There are two issues with allowing these types:

- They do not deliver a good level of affordability, even compared to the single-family home they are replacing. A recent study by the Brookings Institute (<https://www.brookings.edu/research/gentle-density-can-save-our-neighborhoods/>) demonstrates that tearing down a single family home and replacing it with townhouses delivers more housing, but does not deliver more affordable prices in the same way that delivering a multiplex does. The study was done on a 4,500 square foot lot in the Washington D.C. metro, and compared prices of an existing single-family home purchased for \$1,000,000 to redevelopment of the site with either three townhouses or a six-plex condo building. While each of the townhouses would need to be sold for \$999,000 to support redevelopment, each of the six condos in the sixplex would need to sell for only \$579,000, a substantially lower and more attainable price point.
- The tall, skinny single-family homes and tuck-under townhouses do not typically deliver good urban form. Issues include ground floors occupied almost entirely by parking, low quality/minimal shared or private spaces, and excessive development of rear yards—causing privacy-related issues and eliminating the “green middle block” that even very urban neighborhoods in Brooklyn, San Francisco, and London have. Many downtown-adjacent neighborhoods in Houston are suffering from low-quality infill of these types that decreases the walkable urban quality of the neighborhoods.



5. Some single-family contexts are better than others for Missing Middle housing

Not all single-family contexts are as equally well-suited for Missing Middle Housing application. One of the main reasons that it made sense for Minneapolis to allow triplexes citywide is that a large majority of the city was laid out in a pattern of walkable streets and blocks with a mix of housing types prior to World War II. It does not hurt to enable Missing Middle Housing in more suburban/auto-dependent locations, but outside of creating complete new walkable neighborhoods in these contexts, it is less likely that builders will start building Missing Middle Housing or converting single family homes. This is because the market segments looking for Missing Middle Housing are not typically looking to live in auto-dependent places, and the economics are not likely in place to encourage this.

6. Communication and framing tips

Here are a few tips to frame the conversation for a broader range of housing choices in your community:

- **Avoid conversations about increasing density.** Instead, focus on increasing housing choice and attainability. I often recommend that we stop using the scary “D” word altogether because you will never convince any neighborhood that increasing density in and of itself is a good thing for their neighborhood. Consider terms such as Missing Middle Housing, house scale, housing diversity, and housing choices rather than density.

- **Document and photograph local examples and make this information easily available.** This seems simple, but very few cities have done this. Having a series of photo boards and/or an easily-accessible online collection of examples makes it easier for people without technical knowledge to relate to the planning, policy, and zoning decisions needed in order to permit these types. Simply photographing and documenting other physical characteristics of Missing Middle types (see example here on missingmiddlehousing.com) is a great first step for any community. This is often the first step of a Missing Middle Scan (<https://missingmiddlehousing.com/services/>).
- **Personalize the conversation and tell stories:** Who has lived in one of these types? Who is currently living in these types? Whose kids or other relatives are living in one of these types? How are Missing Middle types beneficial for downsizing Baby Boomers? How are these types important for improving viability of neighborhood main streets and the coffee shops, restaurants, retail shops, etc. that are such a desired amenity in these neighborhoods? In order to take away some of the perceived stigma and help build support, form stories about who this housing will be for and who it has been for in the past.

There are many other barriers to Missing Middle Housing. One big barrier: onerous construction defect liability laws. These disincentivize and often prevent for-sale Missing Middle buildings from being built at all, because the inherent risk is not justifiable for small-scale builders. Another barrier: development fees that are charged per unit, regardless of whether the unit is 500 square feet or 5,000 square feet. This decreases the feasibility of small units.

Note: Dan Parolek's book, "Missing Middle Housing: Thinking Big and Building Small to Respond to the Housing Crisis," is now available for pre-order (<https://islandpress.org/books/missing-middle-housing>) from Island Press and will be available in late spring of 2020.

☞ MISSING MIDDLE (/PUBLICSQUARE/373) CODE REFORM (/PUBLICSQUARE/351)



Dan Parolek is principal of Opticos Design, an architecture and urban design firm with a passion for vibrant, sustainable, walkable urban places.

(/publicsquare/author/dan-parolek)

Hello Sarah



[\(https://www.planning.org/myapa/\)](https://www.planning.org/myapa/)



[My APA \(/myapa/\)](/myapa/)

[Log Out \(/logout/\)](/logout/)



[MENU](#)

Enter keyword or phrase

[Search](#)

[Home \(/\)](#) > [Knowledge Center \(/knowledgecenter/\)](/knowledgecenter/) > [APA Publications \(/publications/\)](/publications/) > [Planning Magazine \(/planning/\)](/planning/) >

PLANNING MAGAZINE

5 Practical Zoning Hacks for Missing Middle Housing

These thoughtful tweaks can help promote housing diversity and density in communities of all sizes.

[INNOVATIONS \(/PLANNING/SECTION/INNOVATIONS/\)](/PLANNING/SECTION/INNOVATIONS/) ZONING



Images of different housing types can help minimize resistance to increased density. The site Missing Middle Housing offers images and videos to help educate your community on what to expect. Courtesy of Opticos Design, Inc.

March 21, 2022

By KATI WOOCK

One-third of American households are made up of a single individual. Up to 85 percent of households will not include children by 2025. By 2030, one in five Americans will be over the age of 65.

These statistics add up to a simple fact: Demand is high for smaller homes, lower living costs, walkable neighborhoods, and places for people to age in place. Yet zoning across the U.S. largely discourages these features.

Zoning reforms for affordable, diverse housing

That's because codes tend to be based on residential density, which is measured in dwelling units per acre, and most prioritize single-family housing. In 2019, *The New York Times* found that "it is illegal on 75 percent of the residential land (<https://www.nytimes.com/interactive/2019/06/18/upshot/cities-across-america-question-single-family-zoning.html?mtrref=en.wikipedia.org&assetType=PAYWALL&mtrref=www.nytimes.com&assetType=PAYWALL>) in many American cities to build anything other than a detached single-family home." Not only are large multifamily buildings banned from many neighborhoods, but so are smaller housing types that cost less than a single-family home: side-by-side and stacked duplexes, triplexes, townhouses. These constitute "missing middle housing," or "house-scale buildings that just happen to have multiple units in them," says Daniel Parolek (<https://opticosdesign.com/about/staff/daniel-parolek/>), principal and CEO of Opticos Design, who coined the term in 2010.

In the past few years, Oregon (<https://www.sightline.org/2021/08/13/eight-ingredients-for-a-state-level-zoning-reform/>), Minneapolis (<https://www.pbs.org/newshour/show/how-minneapolis-became-the-first-to-end-single-family-zoning>), California (<https://nlihc.org/resource/california-legislature-passes-bills-limit-exclusionary-zoning-and-increase-density>), and other states and cities have launched zoning reform efforts to better promote housing affordability, diversity, and density. But if your community lacks the political will to make these kinds of sweeping changes, a few thoughtful tweaks can still make a big impact. Try these five zoning hacks — and a bonus tip — recommended by Parolek.

1. REDUCE MINIMUM LOT SIZE

Does your code require two lots to build a duplex or a fourplex? If a builder must aggregate multiple lots to build a small multiunit building, your minimum lot sizes are too big. Instead, replace minimum lot sizes with minimum lot widths and tie types of buildings to the lot's width, not its square footage.

2. ALLOW FOR MORE HOUSING TYPES AND REVISIT STRUCTURE SIZES

As Joe Zehnder, chief planner for Portland, Oregon's Bureau of Planning and Sustainability, says, "if the house size is the same, why do you care how many units are in there?" In Portland, zoning changes now allow someone building on a 5,000-square-foot lot to construct up to four units divided between a main building and detached accessory dwelling units. Five or six units are allowed if half of them are affordable to low-income residents.

3. LEVEL THE PLAYING FIELD FOR SMALLER UNITS

More density doesn't always mean bigger buildings. In Santa Barbara, California, an average unit size ordinance provides for increased density as the average unit size decreases. This enables missing middle housing by allowing for greater density, even in smaller structures.

4. REDUCE OR ELIMINATE PARKING MINIMUMS

Parking expert Professor Donald Shoup, FAICP, of UCLA estimates that the U.S. has set aside two billion parking spaces for just 250 million cars and light trucks, resulting in far more land dedicated to cars than housing.

"If you want missing middle [housing], you need to fix your parking standards," says Parolek. "We've done a better job delivering houses for cars than we have delivering houses for people." If you require more than one off-street parking space per unit, it's not economically viable or physically possible to create missing middle housing on infill lots. Instead, opt for one parking space — or even none — per unit and no guest parking.

In suburban or rural areas, like Beaufort County, South Carolina, driving might be a fact of life. Try being creative about how you design parking so it can become an extra unit in the future, if factors like demand or public transit change.

5. ALLOW MISSING MIDDLE HOUSING EVERYWHERE (IF POSSIBLE)

Is more than 20 percent of your land area zoned exclusively for single-family housing? Then you need to change the boundaries limiting missing middle housing to deliver it effectively and equitably. In Portland, Oregon, planners proposed allowing middle housing types in all districts across the city unless there is a physical limitation, like flooding or landslide hazards.

In response to displacement concerns, Zehnder says, "the more places where we allow this to happen, the less it's going to overwhelm any individual place." And development won't happen all at once: Portland planners estimate an add of 4,000 new units over the next 15 years. But if a single house in a wealthy neighborhood is replaced with three units, that alone can help take the pressure off demolitions in an area with lower incomes, Zehnder says.

BONUS TIP

Frame the conversation. When you're presenting your ideas to the community, especially those resistant to change, it can be helpful to avoid terms that might have negative connotations to some, like "density," "multifamily," or "upzoning." Present zoning changes as a way to offer new housing choices or options. Focus on form and scale, not density metrics. Imagery can help community members understand how missing middle types could look in their neighborhoods, too.

Kati Woock is a freelance editor and writer based in Michigan. This was adapted from a 2019 National Planning Conference session by Daniel Parolek (<https://opticosdesign.com/about/staff/daniel-parolek/>), principal and CEO of Opticos Design.

RECOMMENDED ARTICLES



INTERSECTIONS

Expanding Equity and Affordability, One Lot at a Time
(</planning/2020/oct/intersections-housing/>)

Oct. 1, 2020



INNOVATIONS

How Adaptive Reuse Can Help Solve the Housing Crisis
(</planning/2021/spring/how-adaptive-reuse-can-help-solve-the-housing-crisis/>)

May 1, 2021



INTERSECTIONS

What's Blocking an ADU Boom?
(</planning/2021/summer/whats-blocking-an-adu-boom/>)

Sept. 9, 2021



INNOVATIONS

3 Zoning Changes That Make Residential Neighborhoods More Affordable (</planning/2021/winter/3-zoning-changes-that-make-residential-neighborhoods-more-affordable/>)

Feb. 1, 2021

SIGN UP FOR PLANNING EMAILS

Receive Planning featured articles and recent content in your inbox

Subscribe
(</planning/email/>)



DOWNLOAD PLANNING MAGAZINE

Access the most recent issue. Download the digital version now.

Log in to download
(<https://www.planning.org/publications/document/9322635/>)

Chapter 405. Zoning Regulations

Article VI. Zoning District Dimensional Requirements

Section 405.270. Minimum Dimensional Requirements.

[Ord. No. 918 §2, 5-1-2008; Ord. No. 956 §3, 1-11-2010; Ord. No. 994 §1, 2-14-2011; Ord. No. 1429, 3-13-2023]

- A. The minimum required lot areas, lot width and yard dimensions in each district shall be in accordance with the following tabulation:

	Minimum Depth of Front Yard in Feet	Minimum Width of Side Yard in Feet	Minimum Depth of Rear Yard in Feet	Minimum Lot Area per Family in Square Feet	Minimum Lot Width in Feet	Minimum Lot Size in Square Feet
Minimum Dimensional Requirements of Each Zoning District						
General Agricultural	35	20	35	1 acre	150	1 acre
Single-Family Residence R- 1a	25	6	25	10,000	70	10,000
Single-Family Residence R- 1b	25	6	20	6,000	50	6,000
Single-Family Residence R- 1c	20	6(4)	20	3,500	35	3,500
Two-Family	25	6	20	5,000	60	8,000
Multi-Family	25	20(1)	25	2,500	60(2)	10,000
General Commercial	25	None(3)	30(3)	N/A	None	None
Planned Shopping Center	35	None(3)	35(3)	N/A	None	4 acres
Central Business	None	None	None	N/A	None	None
Light Industrial	35	20(3)	35(3)	N/A	100	1 acre
Heavy Industrial	35	20(3)	35(3)	N/A	100	1 acre

All lots in Single-Family Residential Districts must have their minimum lot width frontage on at least a forty (40) foot wide public right-of-way.

The minimum dimensional requirements for the "M" Mobile Home District shall be in accordance with the design standards set forth in Article V of this Chapter.

Number in parentheses refers to the following additions or modifications to the aforementioned dimensional requirements.

1. Lots located within a "R-3" Multi-Family Residential District shall have minimum side yards of twenty (20) feet each where the dwellings located thereon do not exceed two (2) stories. An additional three (3) feet per side yard will be required with each additional story.
2. Lots located within a "R-3" Multi-Family Residential District shall have a minimum width of sixty (60) feet, however, the width shall be increased by ten (10) feet for each additional dwelling exceeding three (3).
3. Whenever any new commercial or industrial building or parking lot is established so as to abut the side or rear line of a lot in a residential district, an opaque fence, wall or rear line of a hedge not less than six (6) feet and not more than eight (8) feet high shall be constructed and maintained in good condition.
4. The minimum side yard width is zero (0) for the side of an attached unit sharing a common partition wall with another unit. On the side of a unit that is unattached, minimum side yard is six (6) feet.

City of New Haven MO Survey

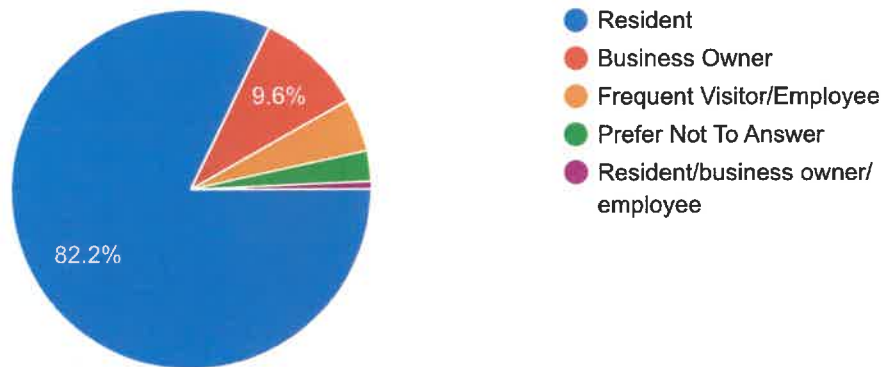
148 responses

[Publish analytics](#)

What Best Describes Your Primary Role in The Community

 [Copy](#)

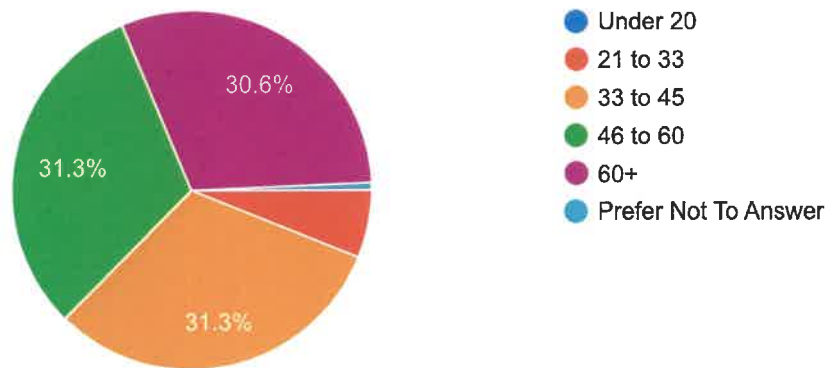
146 responses



What Best Describes Your Age Range

 [Copy](#)

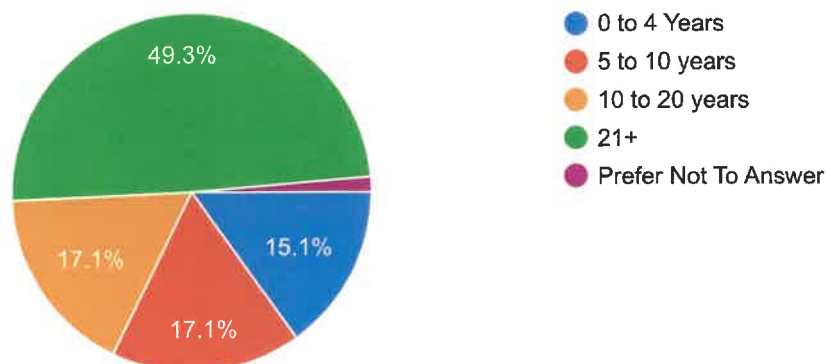
147 responses



How many years have you been in the community?

 [Copy](#)

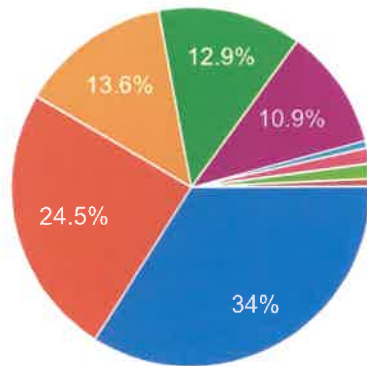
146 responses



How far do you live from where you work?

 Copy

147 responses

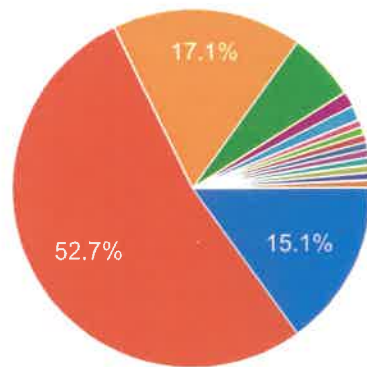


- Work at home/Retired
- Under 10 minutes ("in town")
- 15ish Minutes
- 20 to 35 Minutes
- 40+ Minutes
- Prefer Not to Answer
- Retired
- Self employed

Where are you most likely to shop?

 Copy

146 responses



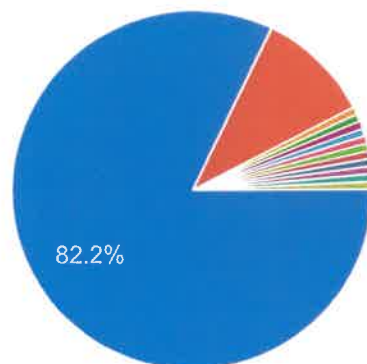
- Near work
- Near Home
- Online
- Washington
- Depends what I need
- Neighboring Towns
- Home if I can

1/2

Do you want to see growth?

 Copy

146 responses



- Yes
- No
- Enough to survive.
- This is not a Yes/No question....
- Need to keep more green spa...
- Some
- Depends on the specific growth

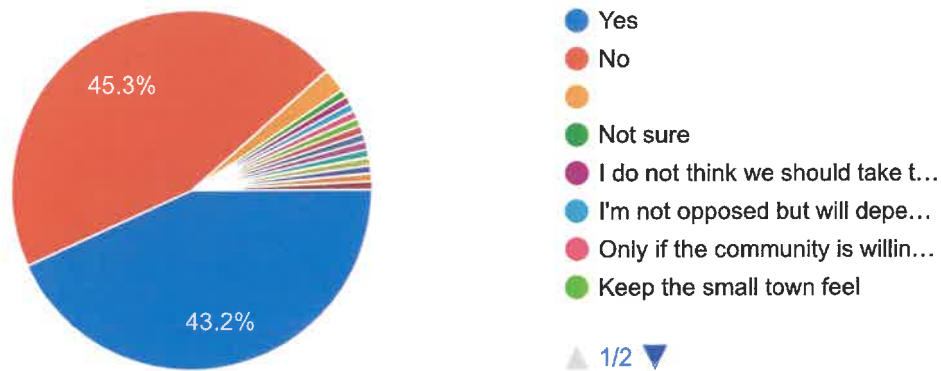
1/2



Do you want to see growth by annexation?

 Copy

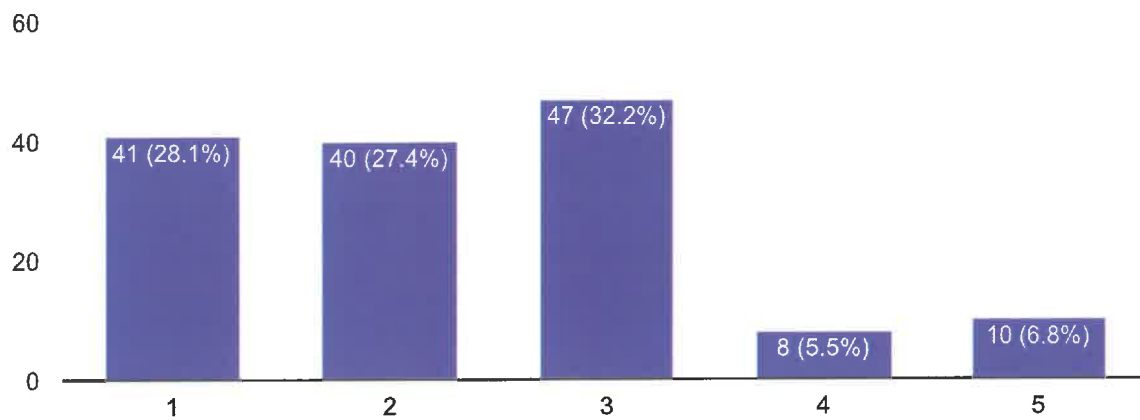
139 responses



On a Scale of 1 to 5, how satisfied are you with the rate of economic growth in The City of New Haven

 Copy

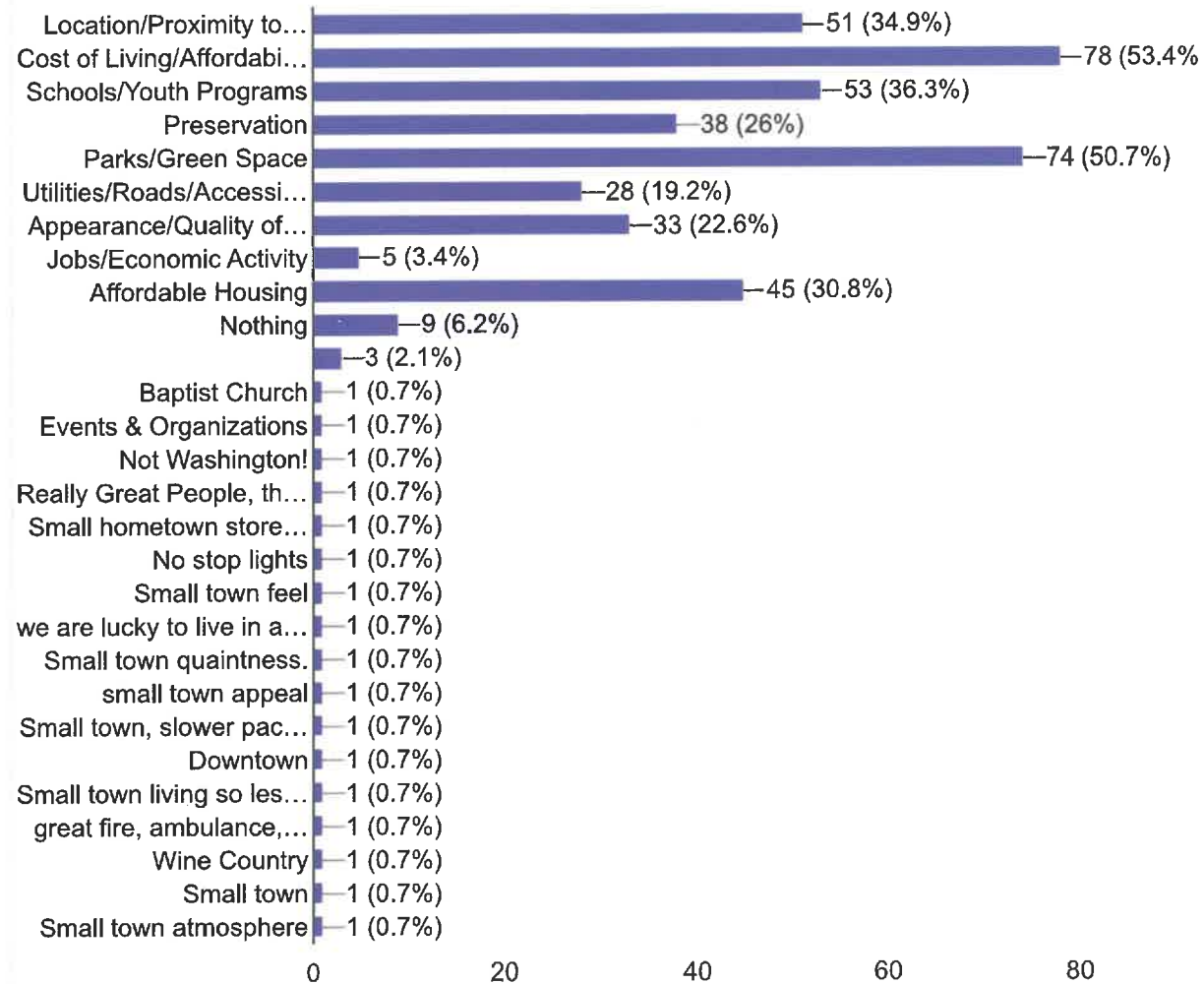
146 responses



What stands out as ATTRACTIVE about The City of New Haven (Check all that apply)

 Copy

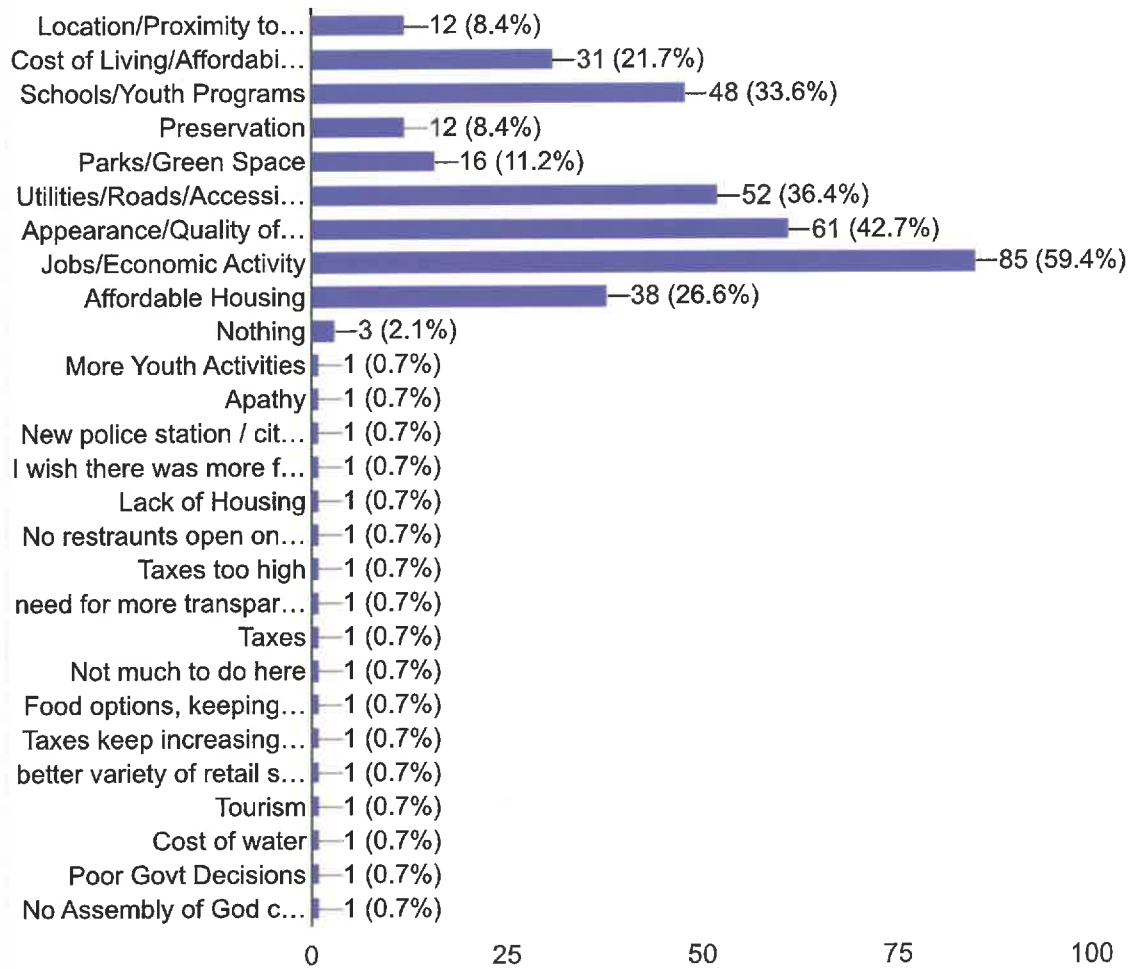
146 responses



What are the biggest Challenges/Concerns for The City of New Haven (Check All That Apply)

 Copy

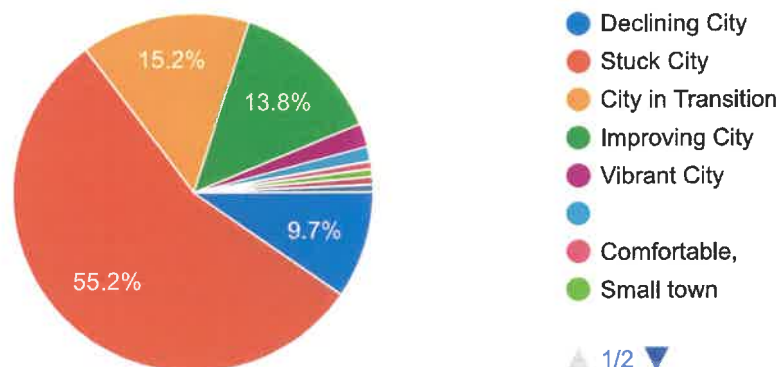
143 responses



Would you consider the City of New Haven Mo a...

 Copy

145 responses



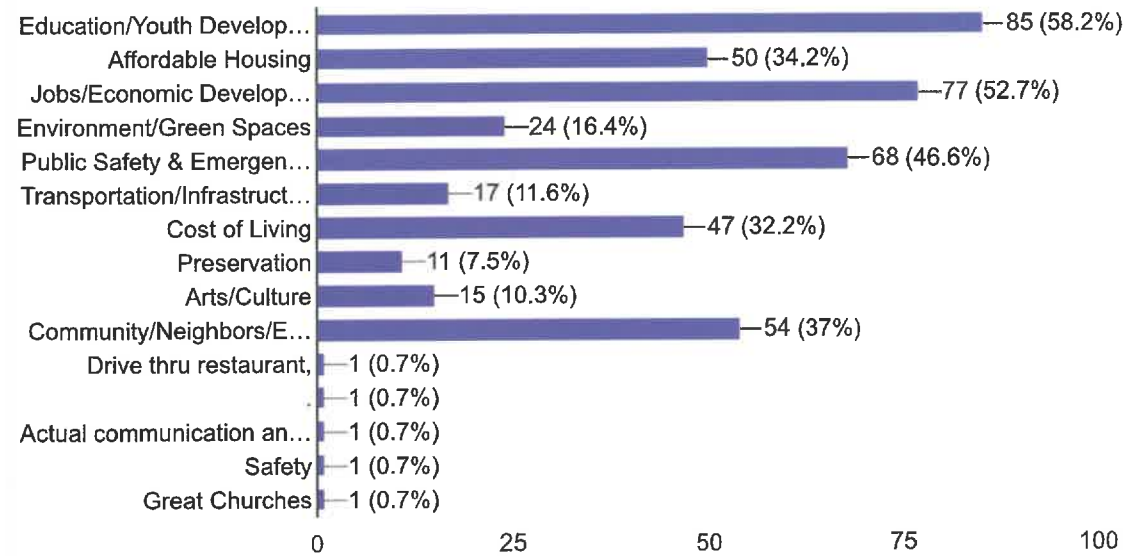
 1/2 



Please check the three (3) most important/valuable things to have in your community

 Copy

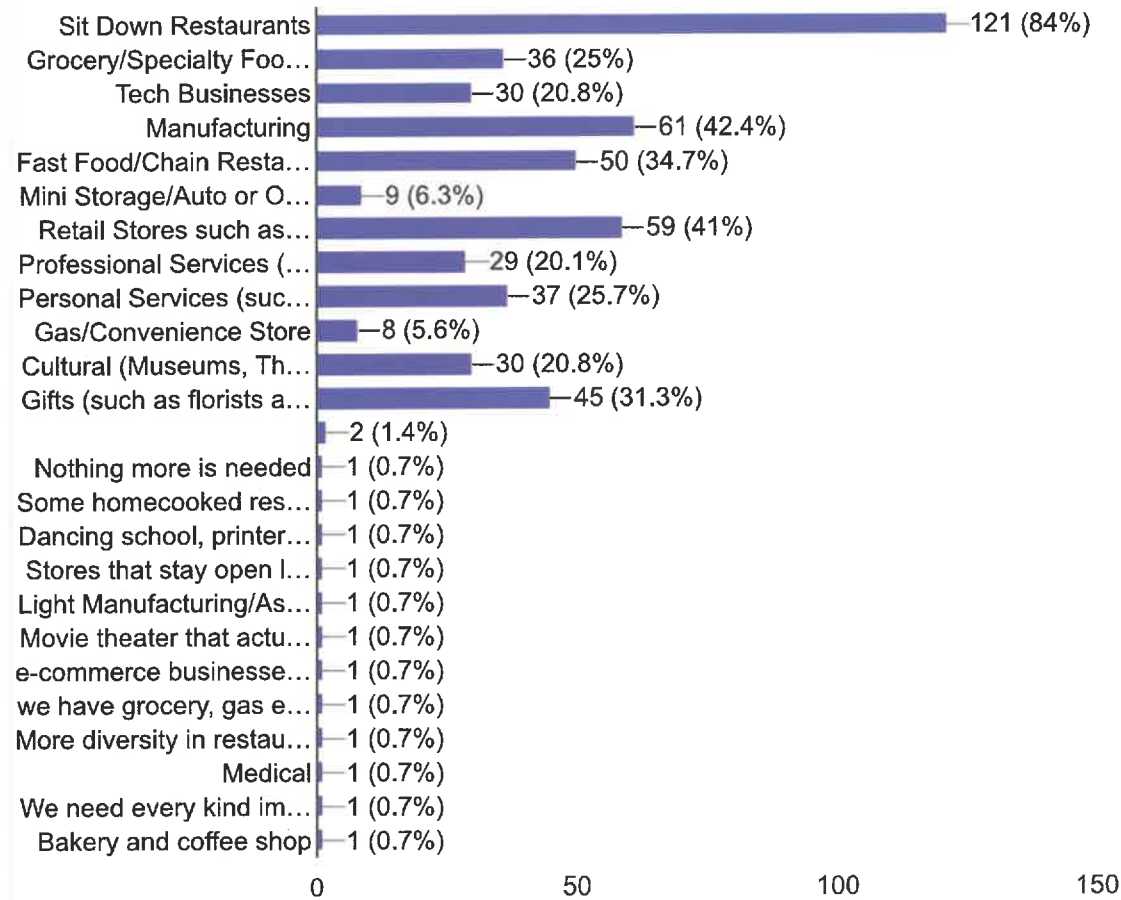
146 responses



What type of businesses would you like to see in New Haven (Check All That Apply)

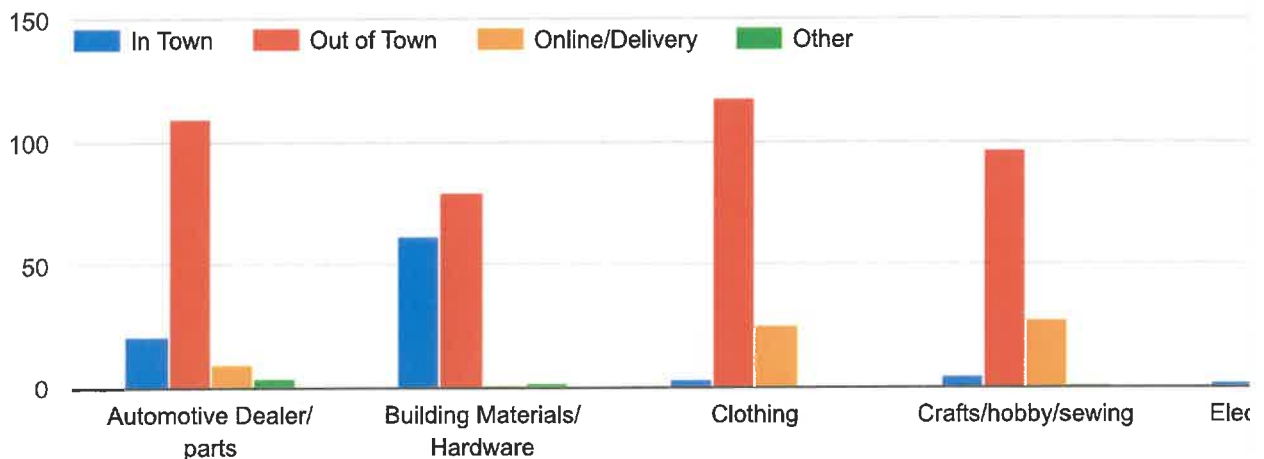
 Copy

144 responses



Please indicate where you shop for the following categories

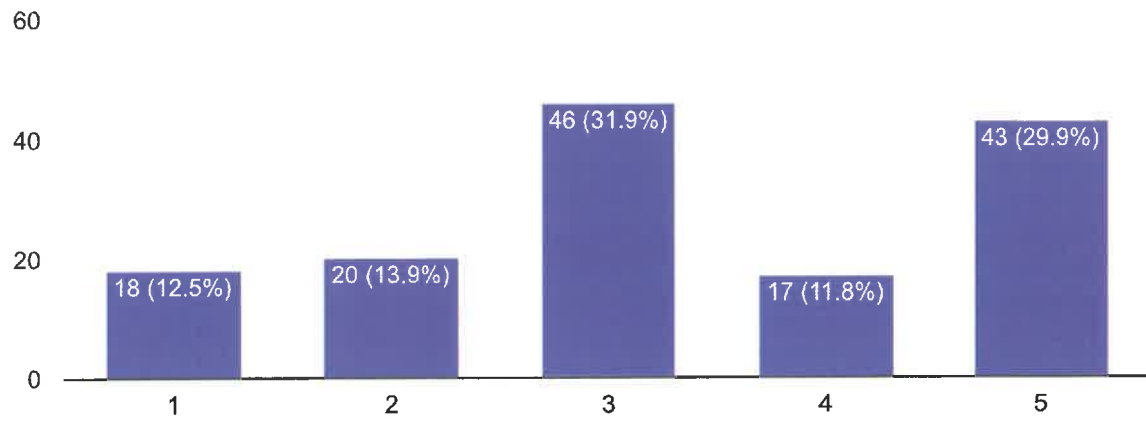
 Copy



If you need to downsize or upsize your home, how important is staying in New Haven to you?

 Copy

144 responses



If you have other things you'd like to address, let us know!

42 responses

East Industrial Dr. needs a truck turn around at the end of the drive

Its imperative to the city proper and the surrounding greater community that the School District takes a leap forward to improve programs to keep and attract students. In small towns schools are the thing they bring communities together.

Communication to the citizens about happenings around town instills trust and support. There have big steps taken via the police in this.

Overall, the City is on the right track.

Stop putting shamrocks on everything and get rid of roosters downtown

Super excited about the soccer field

I feel like the city wastes a lot of money and makes decisions that don't make a lot of sense . For example - soccer field (why not make what we have nicer instead of adding another thing to maintain) , disconnecting the road in between the legion and the park (ir is not safer , and now hu can't get from school to legion ball field) , having the German monument downtown then uptown , and let's not forget the study they did to see if we could make downtown 2 way street only to waste money and change it back, spending tons of money on downtown and then proposal truck can't make the turn ... how about the bridge (while it does look nice , the kids don't use it they still walk the shortest way) , did I mean took the soccer field ?? It's like there is no one in charge with common sense . I'm grateful we at least have a decent police chief now so that's good. We wonder why people don't show here but we have the highest tax rate . We wonder why ida are choosing other schools but again, our tuition for the r2 students is higher than Washington's . Take something like the park and make it really nice. Just sew that soccer field in grass and call it a day.

Having a Police Department back has been a blessing. Not only for safety, but they keep people compliant with city ordinances.

It's nice that we have some light industry, however it is spread out all over the place. Would be nice to have a "consolidated" industrial area. Not to mention the semis on Miller are dangerous.

Lastly, we need to attract folks who will support this town thru shopping, eating out and community events. We need median priced "blue collar" housing. We do not need any more subsidized or section 8 housing, or rentals, for that matter. A town can not survive with residents who do not frequent the town's restaurants and shops. Sorry for the blunt words, but it is the unfortunate truth. Thank you for allowing our responses

The town of New Haven has many citizens and business owners who care a great deal about their community. There is a lot of potential to thrive. Unfortunately, politics, little to no communication, lack of funding and stubbornness serve as road blocks to New Haven's growth.



These are mostly contributed by members of the City Boards, City Hall and others supposedly in charge.

The citizens of New Haven don't have a clear or direct path of communication to these so called representatives. Most of us don't have a clue what is going on in our community and the decisions being made for us because they are often made behind closed doors. This town needs to have transparency with its people. It looks to be on the path of self destruction and many are leaving because of it.

There is no opportunity here. No jobs that can support a home. Very low educational opportunities, academic or extra curricular. A very tiny selection of businesses to shop local from. No housing opportunity. The list can continue.

What it does have are kind hearted citizens who care about this community and want to see it thrive for their future and generations to come.

We need help.

There are so many rentals and homes in New Haven that are junky. Need to clean up. Need businesses to come to new haven for more revenue. New Haven needs a new high school instead of piecemeal. Also need to attract and offer some classes that will draw kids to come to New Haven instead of going to Hermann or Washington. Concerned if school choice is offered we might lose our school.

Most people go to Washington for the majority of things just because they're not available in New Haven. If you want a bigger grocery store, then you're going to go to Washington. If you wanna go to Maurices or Cato's or JCPenney or Kohl's, you have to go to Washington. If you want to buy fresh flowers, you have to go to Washington.

We would like to see utilities improve immensely for the price we pay or prices improve and lower . It would also be nice to have yard waste monthly pickup .

The primary importance is safety

Some things to consider when it comes to economic development - you need to make it easier on businesses here. We have a high tax rate — so it's cheaper to buy groceries at Walmart ... we think the answer is raise the rate but that just lowers the willingness to shop here There is a lot of focus on downtown, but the driver should be industry. Cory gave away prime industrial ground for shipping container storage that doesn't even bring in tax dollars to the school district. We need leadership that brings people together . We have a park board operating independently of a city govt.

New Haven needs physical and economical growth. We need new homes in new neighborhoods, minus an HOA. Let ELS build apartments and rental homes. We need more people living near their job. We have jobs available but families can't afford to live in town with high rental costs and home prices. Clean up downtown by the river. Upgrade boat and trailer parking areas. Add trees and landscaping, so we can't see the disgusting shit pond at the riverfront. Do something about the potent smell coming from it, too.

New Haven needs either more apartments or single family homes. People are moving to nearby towns because there is no affordable housing available here.



Do not approve any AI or Data center

The town needs "some" growth, but not low rent, section 8 housing. We need people who work and pay taxes, we need blue and white collar housing. I wish all manufacturing was in one area, the semi trucks on Miller are awful. This town has so much potential, but answers...I do not have.

If the question about annexation is a true possibility, and you all are thinking Washington, that would be a drastic error and ruin why we moved here. I would definitely move away, that town is corrupt, got way too big and I want nothing to do with it! I actually do everything I can, not to go there. I go to Herman if NH doesn't have what I need. Thank you and good luck.

Need better options for school programs/youth in general. The town needs to grow.

We need restaurants that are not Mexican

More inclusion for New Haven transplants.

We need restaurants open on Sunday/Monday and Restaurants, other than Mexican, open at night for families. New Haven needs new apartments and affordable rental homes. The apartments available in town are an overpriced dump. There's no reason for rent to be higher in New Haven than Washington. We need physical development and growth by redrawing city lines to expand the town.

The town needs to become more unified and have more cooperation between various factions.

The economic assets of downtown New Haven are not a muddy river, a collection of old buildings or a disruptive railroad track. If they were, the downtown district would be thriving for the past 45 years. The true assets are greatly affordable commercial rentals, a USPS post office and high-speed fiber optics.

In all these years, as the core businesses have moved to the highway, the business model has been 'open it' and they will come. But they don't ... and they won't. Nor would we want to turn New Haven into an eat, drink and sleep-it-off business community like Hermann, a small town that has steadily lost population and school enrollment.

On the other hand, a well-planned and researched e-commerce district in downtown, utilizing the many forms of assistance for such commerce, could draw a healthy clientele of small businesses which otherwise would stabilize downtown and also attract ancillary businesses and walk-in trade.

After an investment of about \$2M in concrete work to encourage walk-in trade, notable anchor businesses have skedaddled. Downtown does not have the attractions necessary to divert the thousands of patrons needed to insure stability and growth as an entertainment venue.

Time to think outside the box.



Respectfully, Terry Beckmeyer

why would the school spend money on electric busses and rakemoney away from local businesses ...the long term cost will be outrageous when the grant money runs out and it will

Like to see the town have a identity

I value that New Haven is a rural farming community with beautiful hills and natural landscapes. These are some of our greatest assets and should be protected and highlighted as part of our town's identity. I hope future growth respects this character and avoids large-scale housing developments that take away from the open spaces and scenery that make New Haven special.

A stagnant town is a dying town, healthy growth is important. Something needs to be done about our schools. They are struggling. Basically no students want to come to New Haven from R-2 and that is a big problem for the town.

I am concerned with the school district. Why are so many local parents sending their children to other schools? Why are so many RII kids going to other schools and not New Haven High School? Also we need more industry. Why do companies not come here?

the town cannot grow if the businesses here are not supported. but most of the time it is impossible. example: my insurance covers more at walgreens than pratts

City ordinances and the requirements/expectations of property owners

Love the school and the events like the balloon race and scarecrow fest, etc. City employees, road crews, etc are fabulous and do a great job with minimal funds available. Would be great if we had more than just the ice cream shop and mexican food which are both going downhill a bit. Caseys would be so much better if they actually had hot food prepped more often. Maybe BP could expand their location to include more food services. Uptown house prices are way too inflated (from the national housing price inflation) and more affordable houses are in sections of town that aren't great (crime and drugs). This makes it difficult for quality younger families to establish roots in our community.

A lot of people do online purchasing now so New Haven needs a use tax!

A key is to get more housing/studio apartments downtown. Additionally, increase tourism with short-term camping spaces downtown like they do in Hermann.

I don't want urban sprawl. We have a beautiful landscape and should showcase it more. We are so close to the Missouri River I think we take it for granted.

Medical services would be helpful, such as an urgent care, optometrist, dentist, or primary care provider



N/A

We are stuck town. Everyone around us is growing, evolving, and changing, and we are staying the same, and even borderline regressing.

Retail businesses need consistent hours - be open when you say you'll be open

Places that stay open later than 12:00 on Sat. (lumber yard, scheer sales(I know they are closed now) etc.)

Growth isn't always a positive thing. Bigger cities have bigger problems. First step is to attract bigger manufacturers to provide good paying jobs. Then permanent housing comes after that. People will mark that they want all the big city amenities on this form, but we can't sustain them.

For example, people want a soccer field. We don't have enough students to field a team at the high school. Who will coach it? We can't even get enough coaches for basketball. The parents that want a soccer field- how much have they donated? How much coaching have they done? Looks like the field has been abandoned and it's not even finished. Park board should have asked more questions. When other towns said no, why would New Haven say yes.

Our taxes and bills continue to increase but nothing is changing or improving!

The gravel streets.

Cellular service needed downtown; downtown is so disconnected from the rest of town. I feel that the "transplants" (newer to New Haven) are the only ones who patronize the businesses downtown. Why? I feel the town is divided Again, why?

This content is neither created nor endorsed by Google. - [Contact form owner](#) - [Terms of Service](#) - [Privacy Policy](#).

Does this form look suspicious? [Report](#)

Google Forms

