

Land Use and Environment Committee Recommendations

Zoning Designation	Missing Middle Update (Sept. 2018)		Triplexes		Fourplexes		Courtyard Apartments	
	Vacant	Redevelopable	Vacant	Redevelopable	Vacant	Redevelopable	Vacant	Redevelopable
R-6-12	Minimum Lot Size		7,200 sqft.		9,600 sqft.		13,000 sqft.	
	101 (42%)	138 (58%)	75 (40%)	115 (60%)	51 (32%)	109 (68%)		
	239		190		160			
R-4-8	Minimum Lot Size		9,600 sqft.		13,000 sqft.		17,500 sqft.	
	69 (41%)	98 (59%)	57 (37%)	96 (63%)	46 (35%)	87 (65%)		
	167		153		133			
R-4-8	Minimum Lot Size		9,600 sqft.		13,000 sqft.		17,500 sqft.	
	92 (37%)	160 (63%)	72 (31%)	157 (69%)	57 (28%)	147 (72%)		
	252		229		204			
TOTAL	161 (38%)	258 (62%)	129 (34%)	253 (36%)	103 (31%)	234 (69%)	337	
	419		382		337			

*This analysis does not make assumptions about the number of parcels that could be created through future lot subdivisions.

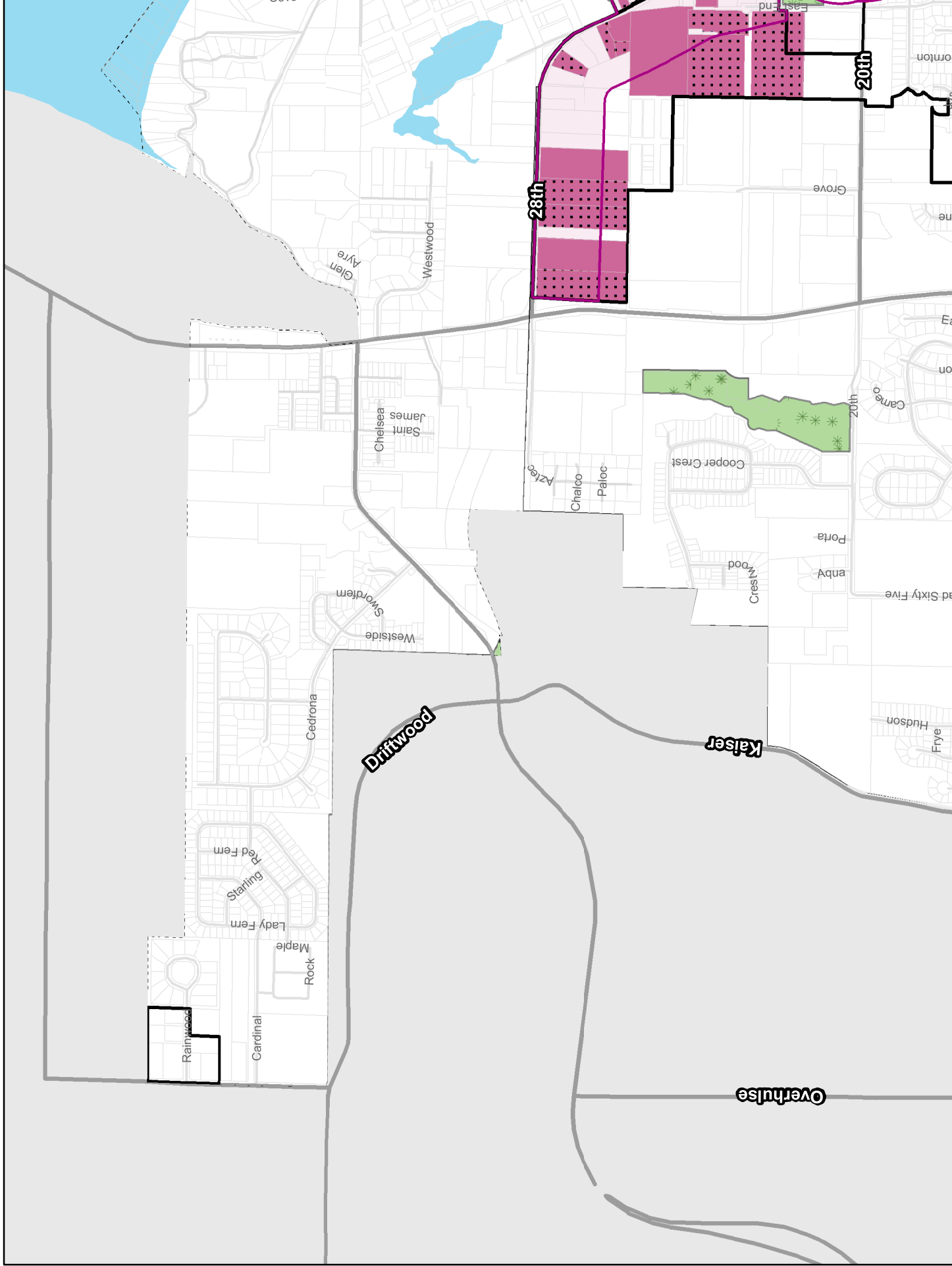
** Parcels identified by TRPC Missing Middle Land Capacity Analysis, projected counts shown here include parcels in the City and UGA.

Previous Missing Middle Recommendations

Zoning Designation	Missing Middle Previous Recommendations		Triplexes		Fourplexes		Courtyard Apartments	
	Vacant	Redevelopable	Vacant	Redevelopable	Vacant	Redevelopable	Vacant	Redevelopable
R-4-8	Minimum Lot Size		9,600 sqft.		13,000 sqft.		17,500 sqft.	
	31%	69%	26%	74%	24%	76%		
	262		227		192			
	412		357		306			

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Rainwood

Cardinal

Rock
Maple

Lady Fern

Starting

Fed Fern

Cedrona

Driftwood

Westside

Swordern

Chelsea
Saint James

Westwood

Glen Ayre

Kaiser

Overhulse

Paloc
Chaloc
PZkeo

Cooper Crest

Crestwood

Portab

Fye
Hudson

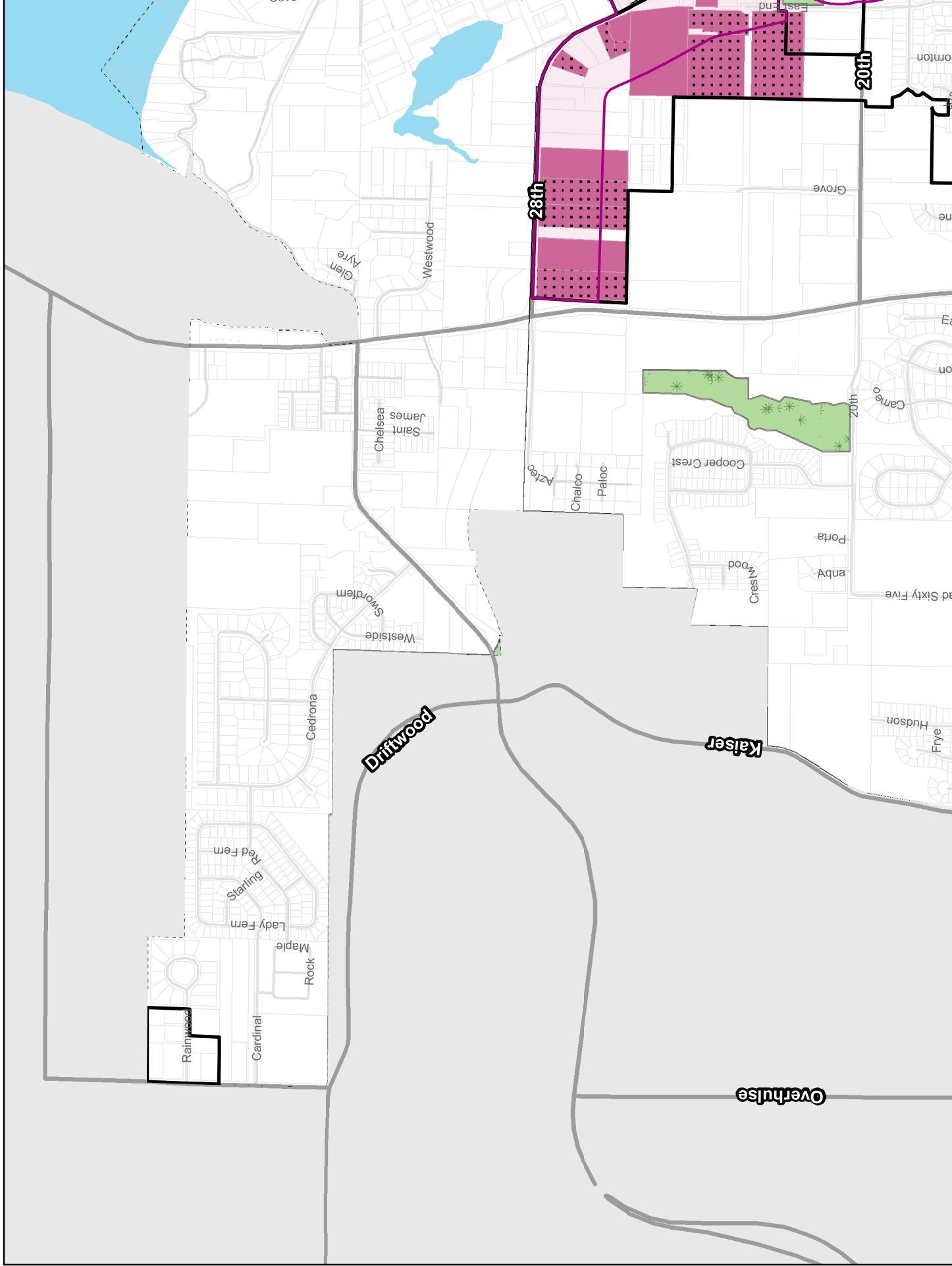
and Sixty Five

Camo

20th

28th

20th



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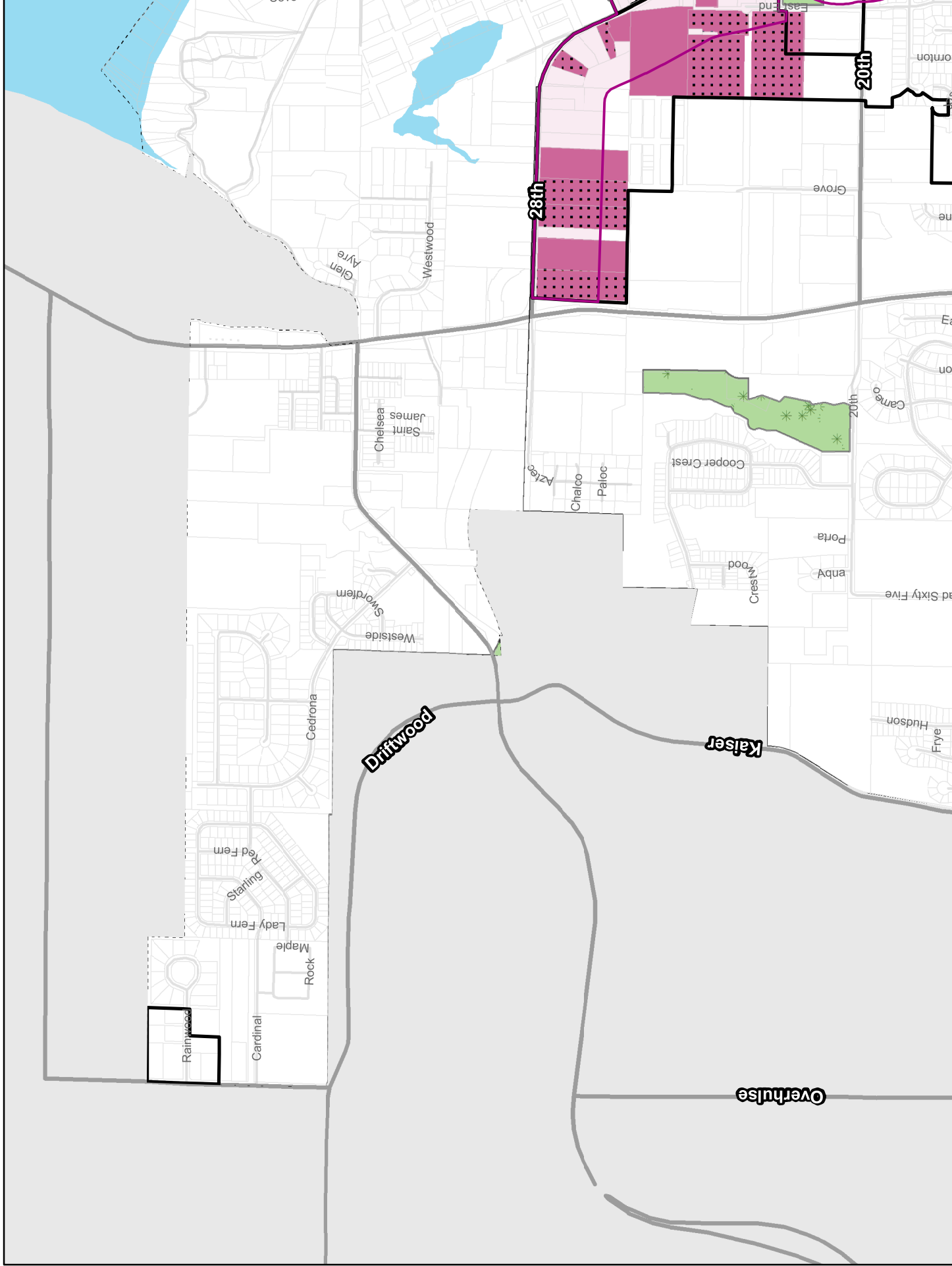
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