

## Missing Middle - Residential Capacity

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

*\*\*R-4-8\* Zones include parcels within 300-600 feet of transit routes, commercial, industrial, or mixed use zoning (COSC, CS-H, DB, GC, HDC 1-4, I, LI, MS, NR, NV, PO/RM, and UV zones).*

*\*\*\*Parcels intersecting the proposed missing middle allowance areas/zoning were only included if the subject parcel or portion intersecting the allowance areas met the specified minimum lot size for the applicable housing type.*

	Alternative		Proposed Missing Middle Recommendations			
Zoning Code	R-4-8*		R-4-8*		R-6-12	
	<i>*within 300' of transit or commercial zoning</i>		<i>*within 600' of transit or commercial zoning</i>			
<b>Total Number of Parcels in Zone</b>	<b>3036</b>		<b>5541</b>		<b>4158</b>	
Parcels That Meet Missing Middle Recommended Minimum Lot Sizes by Housing Type						
Triplexes	<i>Minimum Lot Size - 9,600 sqft</i>		<i>Minimum Lot Size - 9,600 sqft</i>		<i>Minimum Lot Size - 7,200 sqft</i>	
<b>Total</b>	<b>262</b>	<b>8.6%</b>	<b>412</b>	<b>7.4%</b>	<b>237</b>	<b>5.7%</b>
- Developed	181	69.1%	265	64.3%	135	57.0%
- Vacant	81	30.9%	147	35.7%	102	43.0%
Fourplexes	<i>Minimum Lot Size - 13,000 sqft</i>		<i>Minimum Lot Size - 13,000 sqft</i>		<i>Minimum Lot Size - 9,600 sqft</i>	
<b>Total</b>	<b>227</b>	<b>7.5%</b>	<b>357</b>	<b>6.4%</b>	<b>181</b>	<b>4.4%</b>
- Developed	167	73.6%	252	70.6%	109	60.2%
- Vacant	60	26.4%	105	29.4%	72	39.8%
Courtyard Apartments/Single Room Occupancies	<i>Minimum Lot Size - 17,500 sqft</i>		<i>Minimum Lot Size - 17,500 sqft</i>		<i>Minimum Lot Size - 13,000 sqft</i>	
<b>Total</b>	<b>192</b>	<b>6.3%</b>	<b>306</b>	<b>5.5%</b>	<b>149</b>	<b>3.6%</b>
- Developed	146	76.0%	225	73.5%	97	65.1%
- Vacant	46	24.0%	81	26.5%	52	34.9%