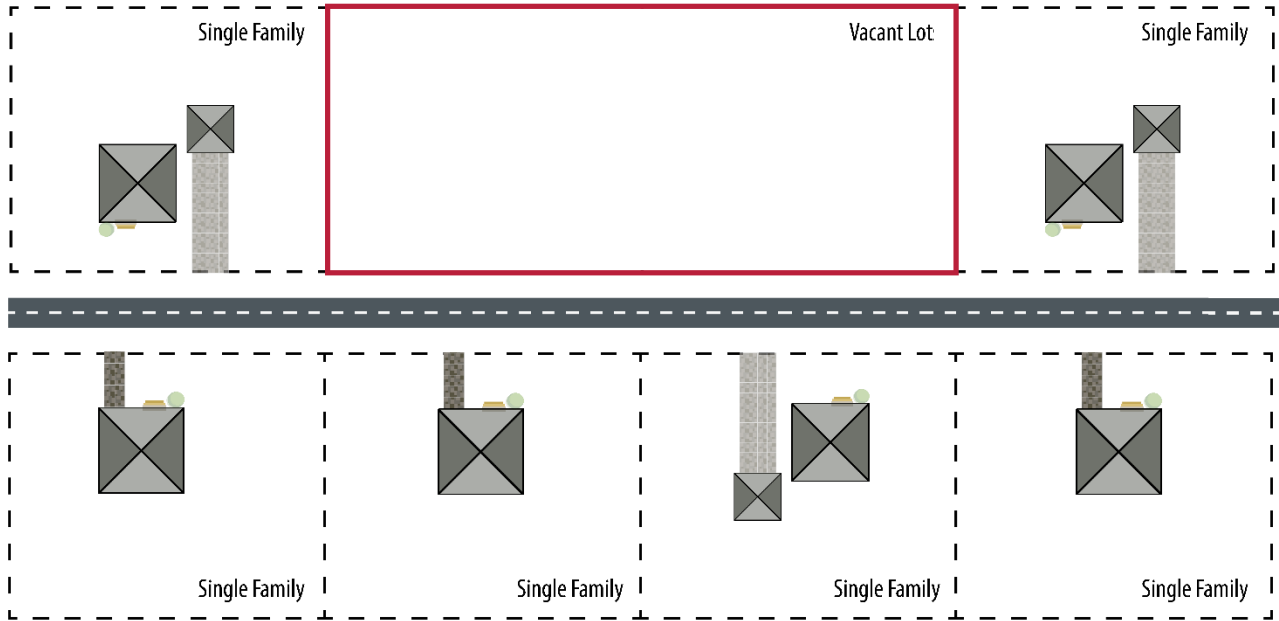


# Infill Housing Opportunities – Example Half-Acre Lot R4-8 Zoning District

January 2018

These illustrated examples of various types of housing that could be allowed, under the proposed recommendations, on a hypothetical vacant lot located in a residential neighborhood.



**Vacant Lot:** Approximately 22,500 square feet or 0.52 acres

Examples shown assume approximately 4 units per acre for the existing development, while proposed options seek to maximize the development potential of the vacant lot (8 units per acre).

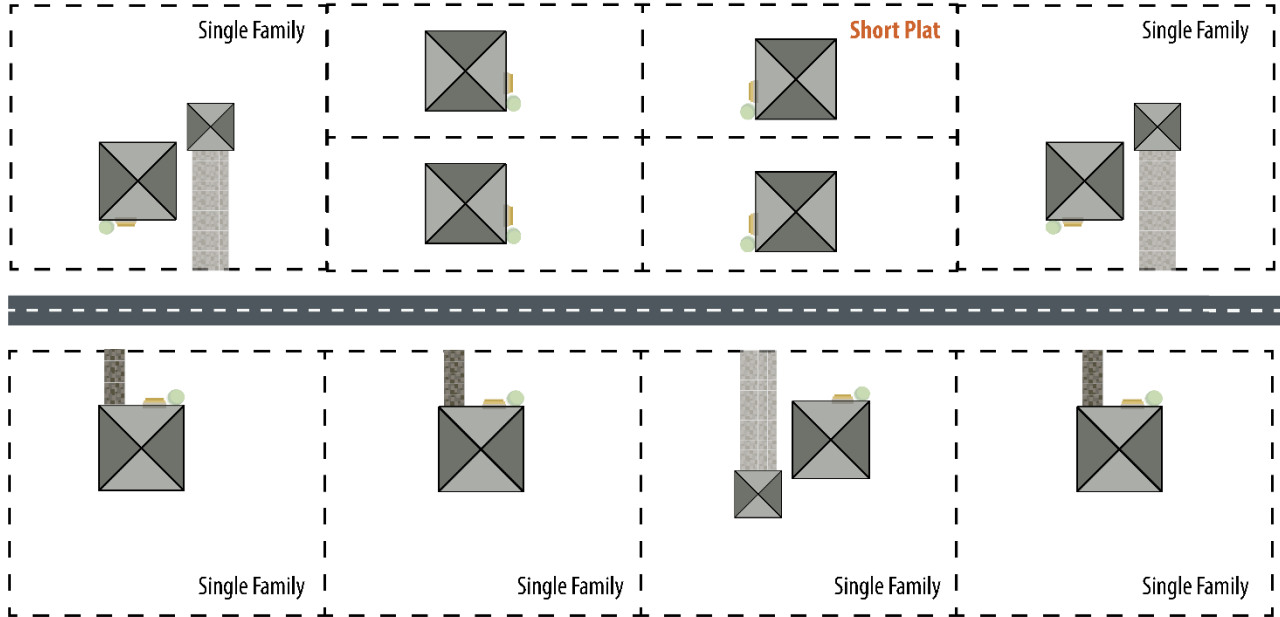
Maximum Under Current Zoning (Maximum Density – 4 units on a half-acre lot)	Notes	Maximum Under Proposed Zoning (Maximum Density – 4 units on a half-acre lot)	Notes
4 single family homes	with or without ADUs	4 single family homes	with or without ADUs
5 townhouse units	15% bonus density (4.6 rounded up to 5)	5 townhouse units	15% bonus density (4.6 rounded up to 5)
5 cottage units	20% bonus density	6 cottage units	50% bonus density
		2 duplexes (4 units)	
		6 courtyard apartments	Limited to one story. Allowed only if site is within 600 feet of a transit route or commercial zoning district.
		1 triplex or fourplex	Only if site is within 600 feet of a transit route or commercial zoning district.

Drawings not to scale.  
For illustrative purposes only.

# Infill Housing Opportunities – Example Half-Acre Lot R4-8 Zoning District

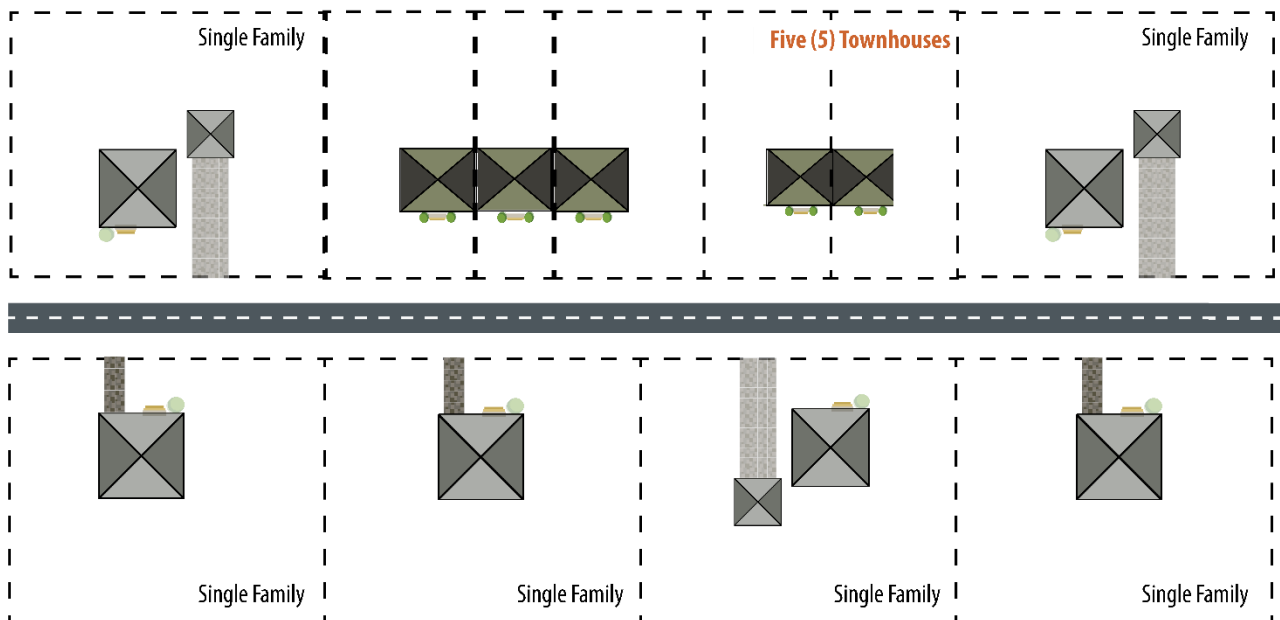
## Four Single-Family Houses

- ✔ Allowed under **Current** Zoning Standards
- ✔ Allowed under **Proposed** Zoning Standards



## Five Townhouses (with 15% density bonus allowed)

- ✔ Allowed under **Current** Zoning Standards
- ✔ Allowed under **Proposed** Zoning Standards

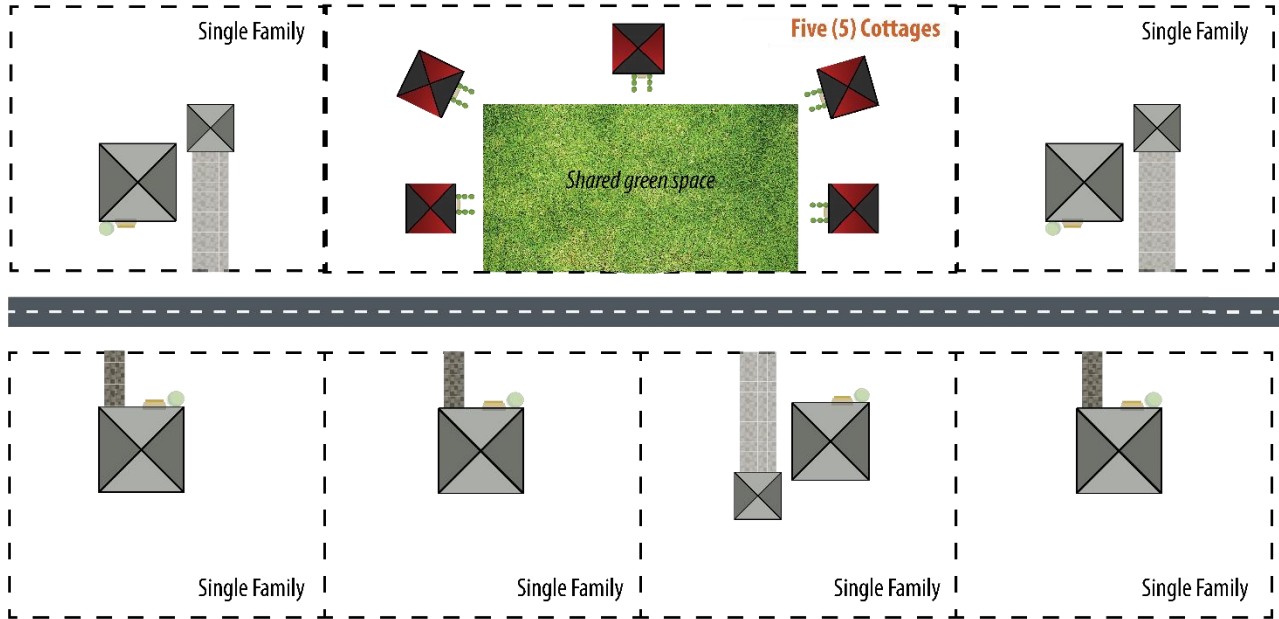


Drawings not to scale.  
For illustrative purposes only.

# Infill Housing Opportunities – Example Half-Acre Lot R4-8 Zoning District

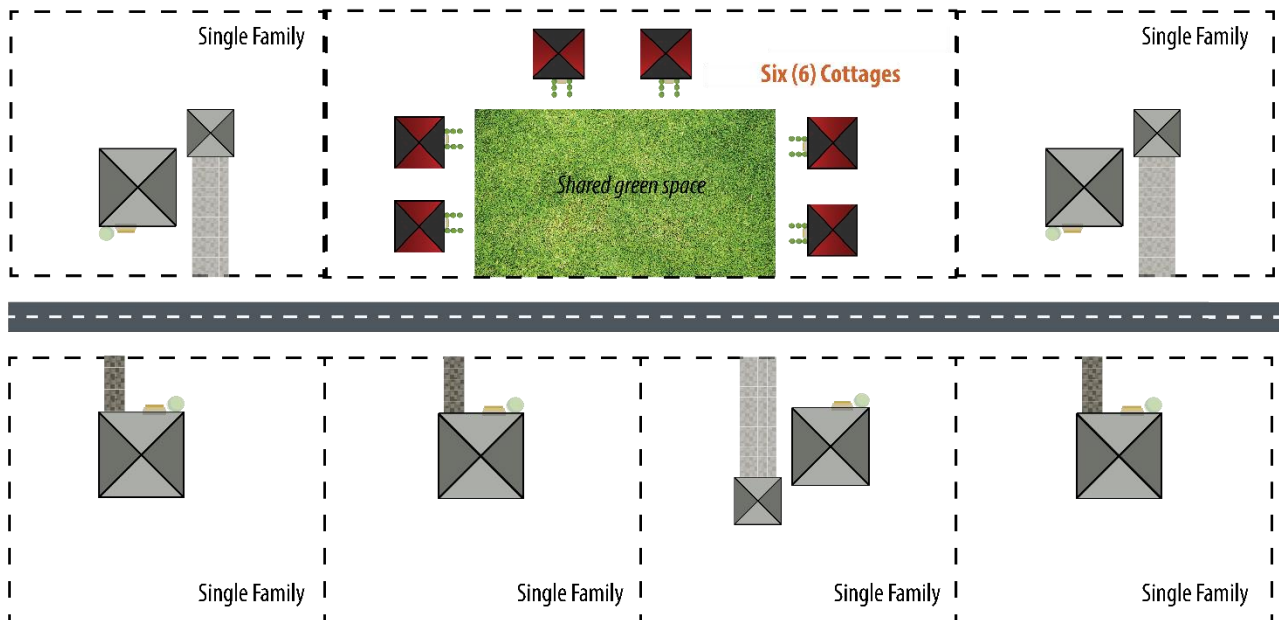
## Five Cottages (with 20% density bonus allowed)

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



## Six Cottages (with 50% density bonus proposed)

- ✗ Not allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



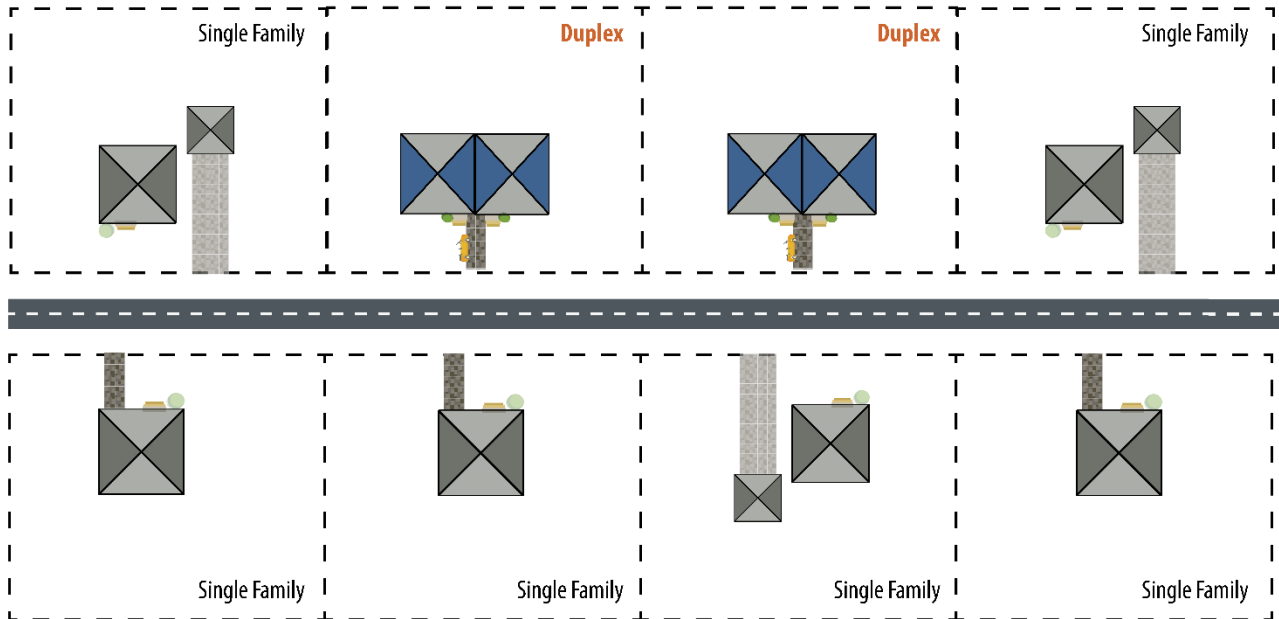
Drawings not to scale.  
For illustrative purposes only.



# Infill Housing Opportunities – Example Half-Acre Lot R4-8 Zoning District

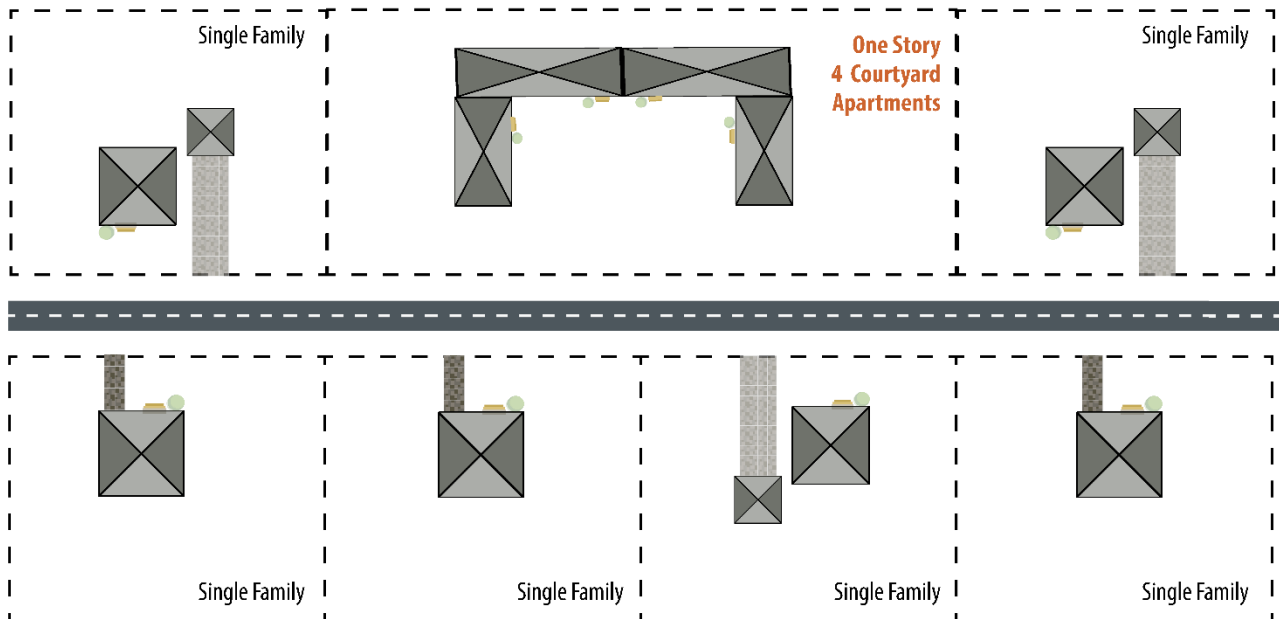
## Two Duplexes (4 units)

- Not allowed under **Current** Zoning Standards
- Allowed under **Proposed** Zoning Standards



## Four 1-story Courtyard Apartments

- Not allowed under **Current** Zoning Standards
- Allowed under **Proposed** Zoning Standards (within 600 ft. of transit or commercial zoning district)



Drawings not to scale.  
For illustrative purposes only.

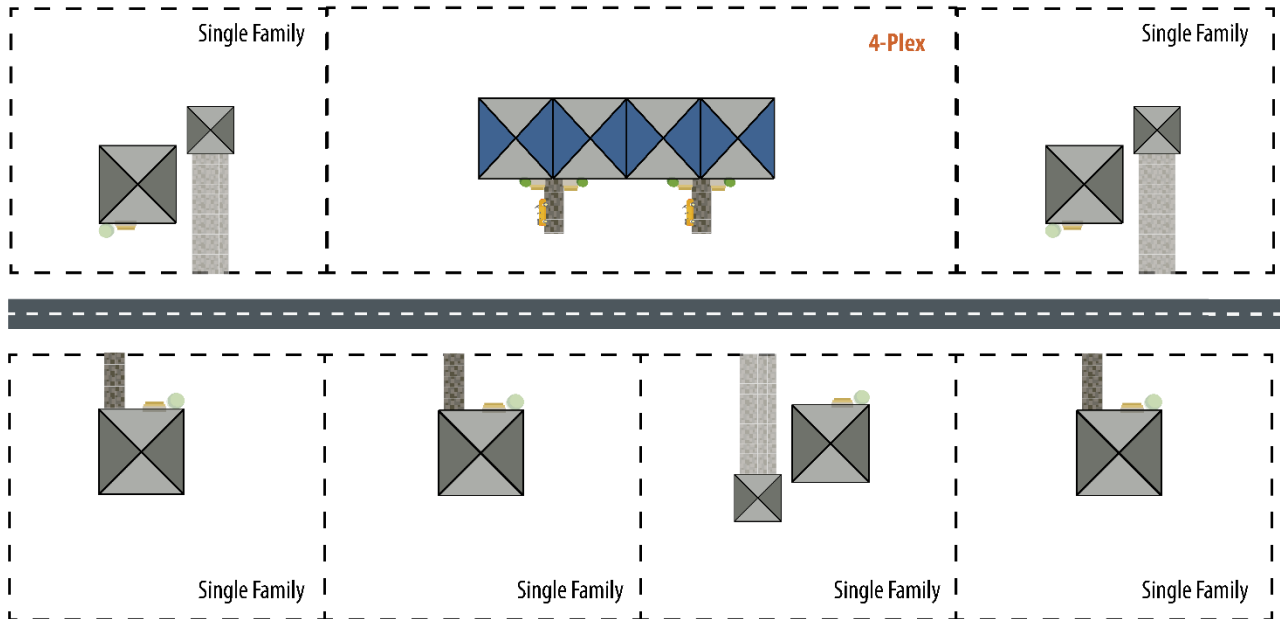


# Infill Housing Opportunities – Example Half-Acre Lot R4-8 Zoning District

## Fourplex

❌ Not allowed under **Current** Zoning Standards

✅ Allowed under **Proposed** Zoning Standards (within 600 ft. of transit or commercial zoning district)

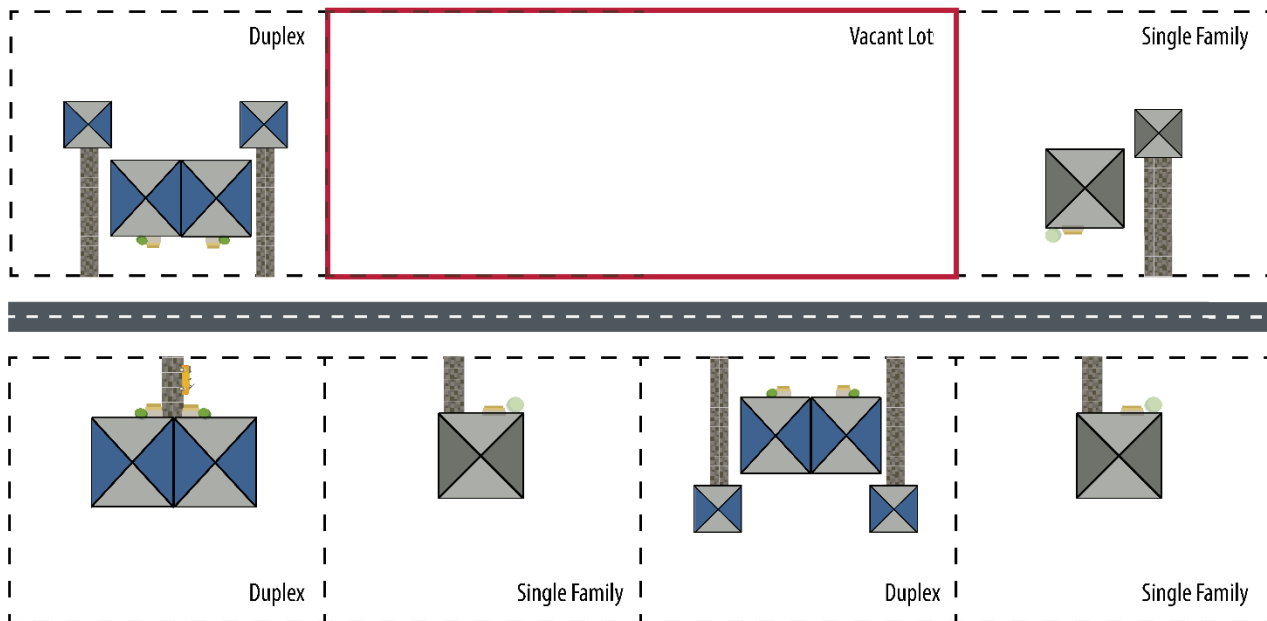


*Drawings not to scale.  
For illustrative purposes only.*

# Infill Housing Opportunities – Example Half-Acre Lot R6-12 Zoning District

January 2018

These illustrated examples of various types of housing that could be allowed, under the proposed recommendations, on a hypothetical vacant lot located in a residential neighborhood.



**Vacant Lot:** Approximately 22,500 square feet or 0.52 acres

Examples shown assume approximately 6 units per acre for the existing development, while proposed options seek to maximize the development potential of the vacant lot (12 units per acre).

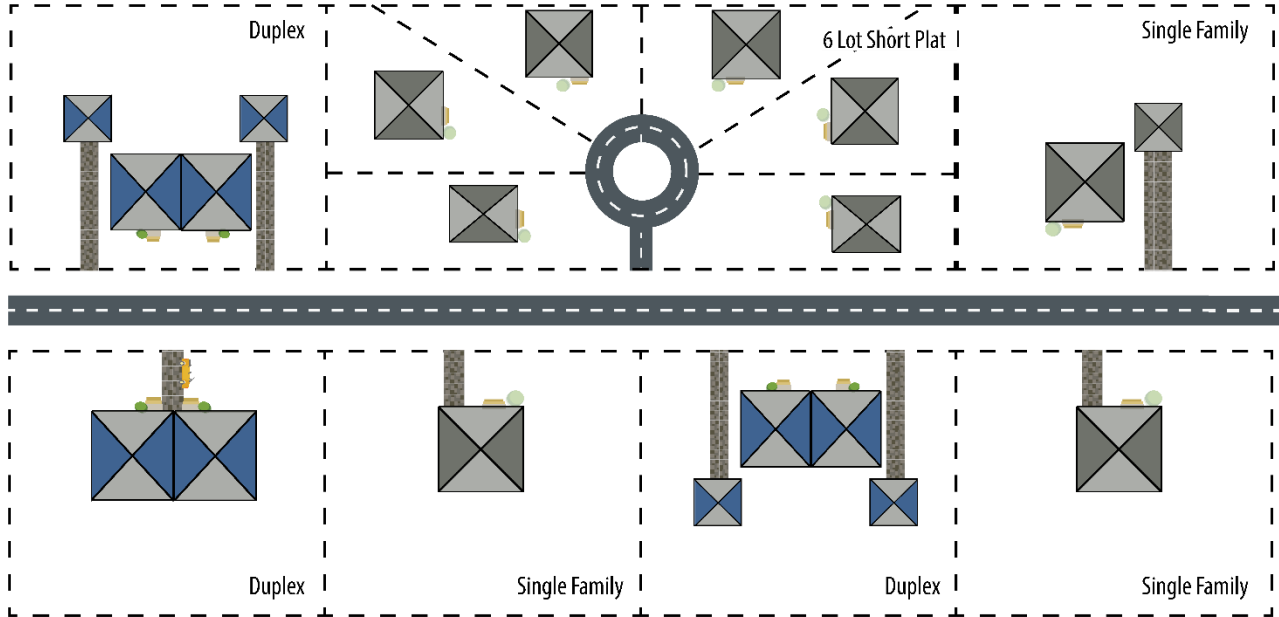
Maximum Under Current Zoning (Maximum Density – 6 units on half-acre lot)	Notes	Maximum Under Proposed Zoning (Maximum Density – 6 units on half-acre lot)	Notes
6 single family homes	with or without ADUs	6 single family homes	with or without ADUs
7 townhouse units	15% bonus density (6.9 rounded up to 7)	7 townhouse units	15% bonus density (6.9 rounded up to 7)
7 cottage units	20% bonus density	9 cottage units	50% bonus density
		3 duplexes (6 units)	
		6 courtyard apartments	Limited to two stories.
		1 duplex and 1 fourplex	
		1 Single Room Occupancy building with up to 6 rooms	Limited to two stories.

Drawings not to scale.  
For illustrative purposes only.

# Infill Housing Opportunities – Example Half-Acre Lot R6-12 Zoning District

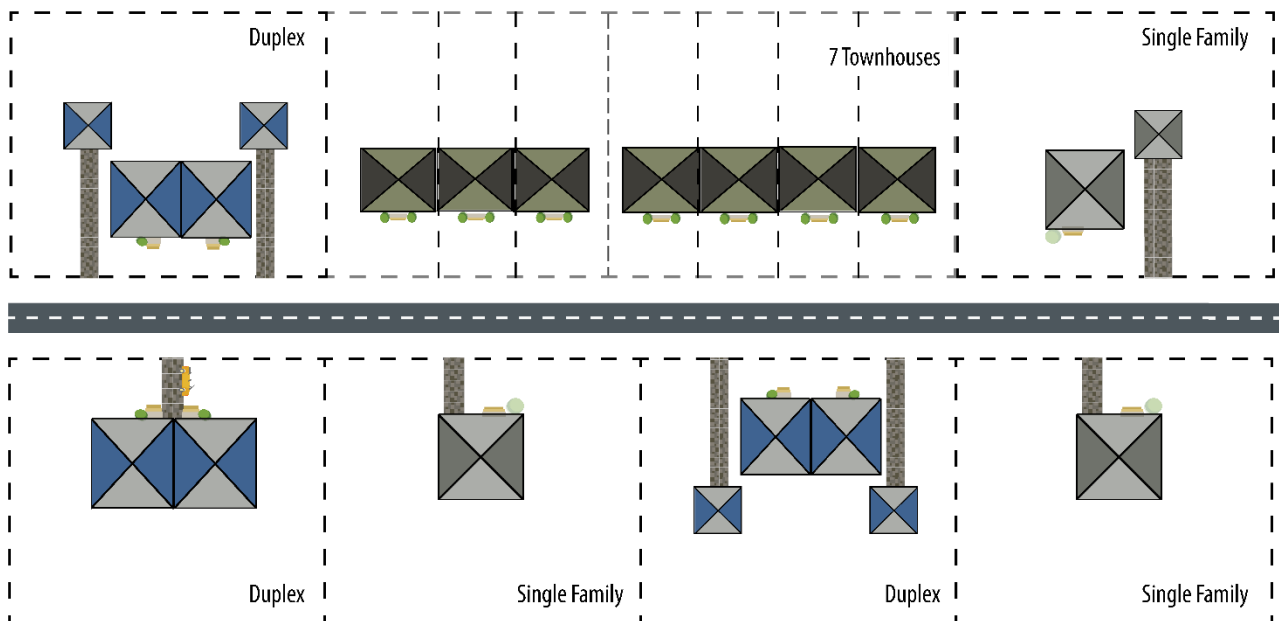
## Six Single-Family Houses

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



## Seven Townhouses (with 15% density bonus allowed)

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards

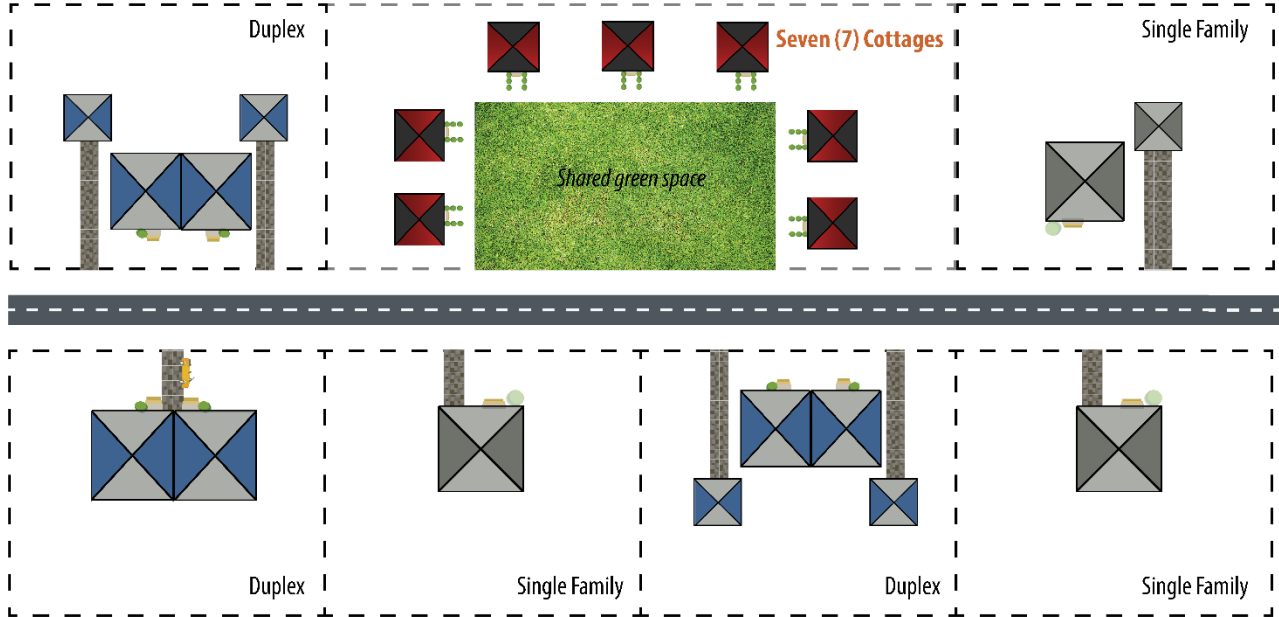


Drawings not to scale.  
For illustrative purposes only.

# Infill Housing Opportunities – Example Half-Acre Lot R6-12 Zoning District

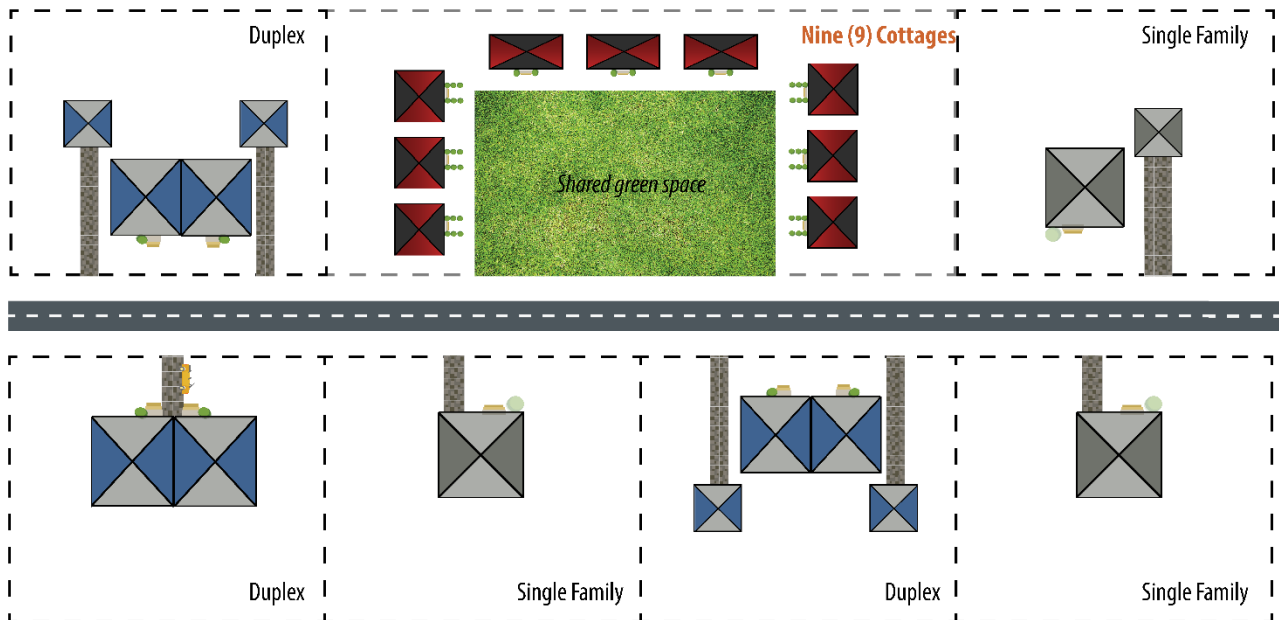
## Seven Cottages (with 20% density bonus allowed)

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



## Nine Cottages (with 50% density bonus proposed)

- ✗ Not allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards

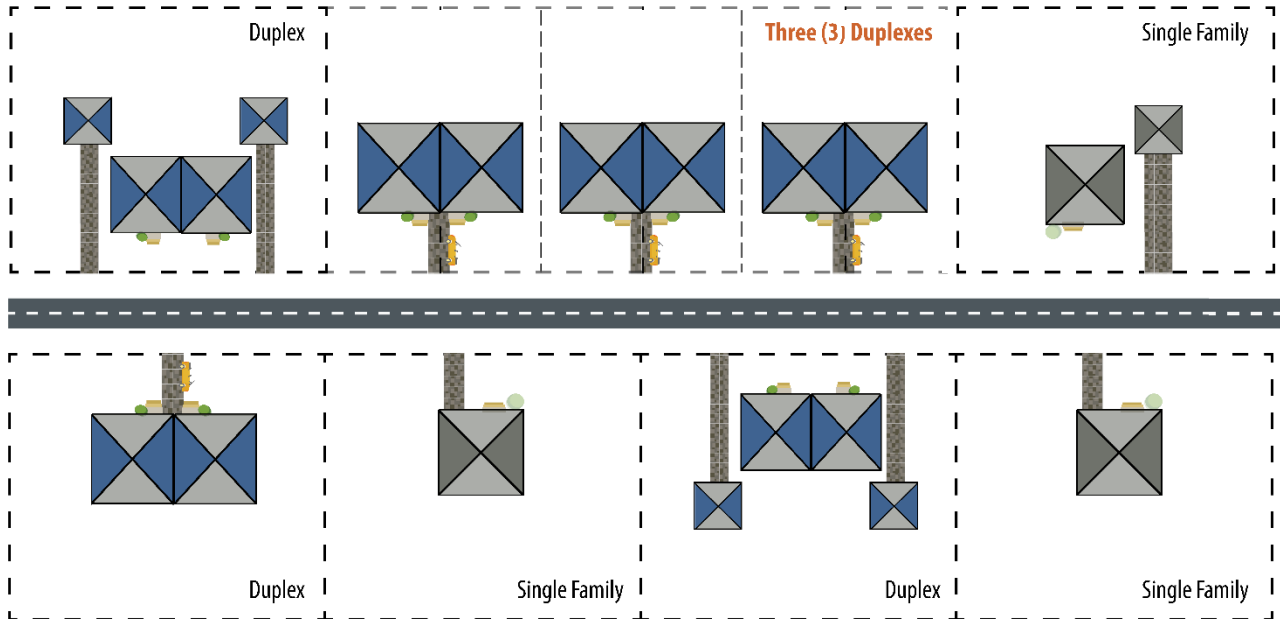


Drawings not to scale.  
For illustrative purposes only.



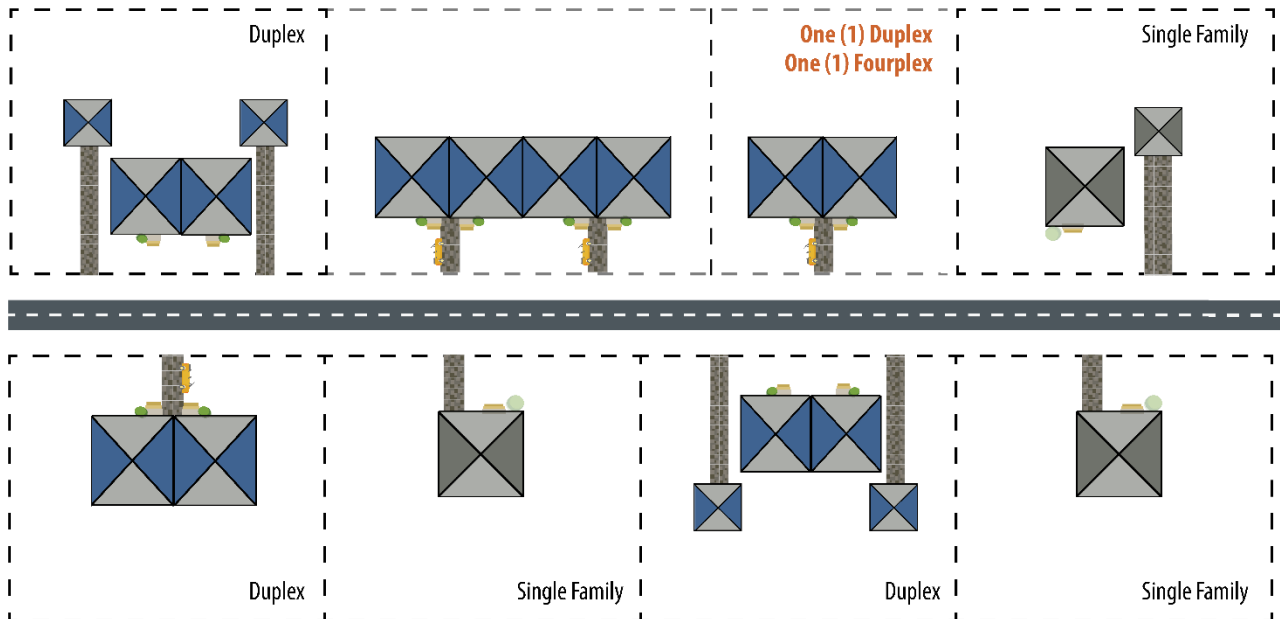
## Three Duplexes (6 units)

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



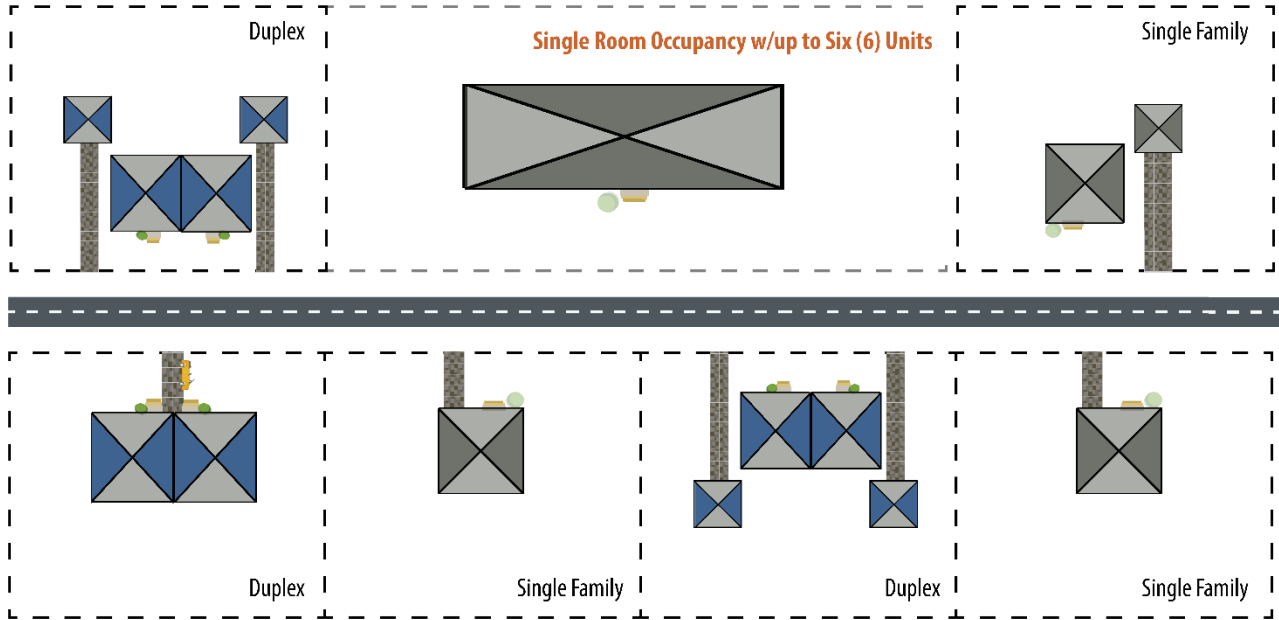
## One Duplex and One Fourplex

- ✗ Not allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



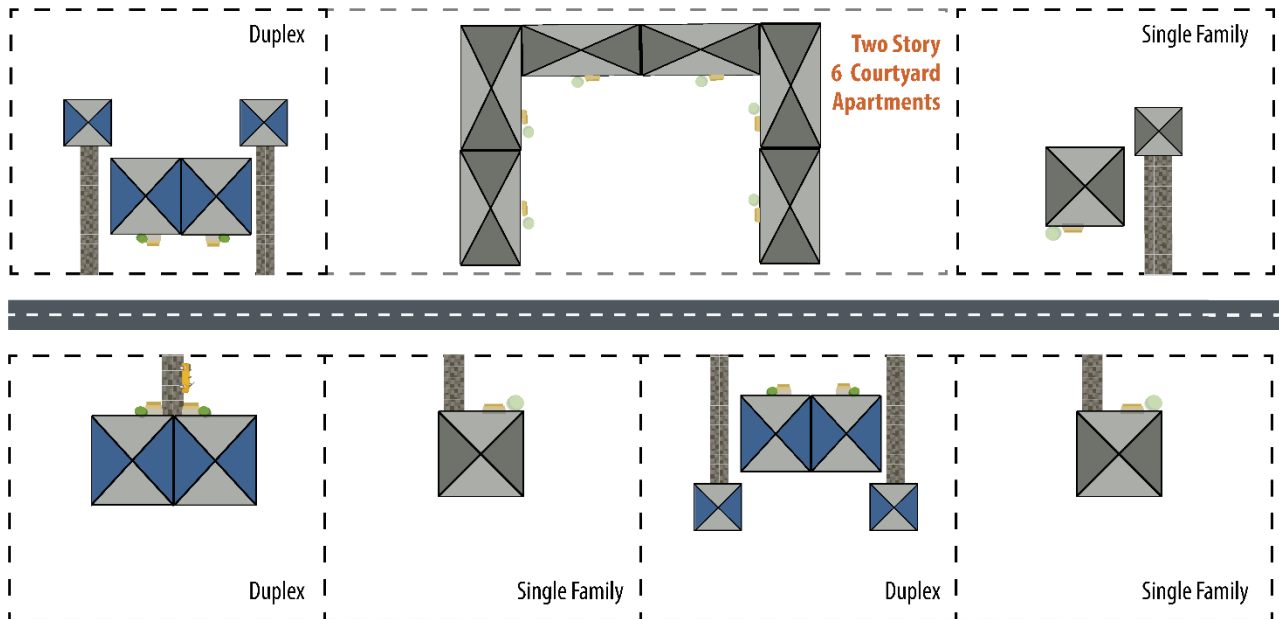
## Single Room Occupancy with up to Six Rooms

- ✘ Not allowed under **Current** Zoning Standards
- ✔ Allowed under **Proposed** Zoning Standards



## Six 2-story Courtyard Apartments

- ✘ Not allowed under **Current** Zoning Standards
- ✔ Allowed under **Proposed** Zoning Standards

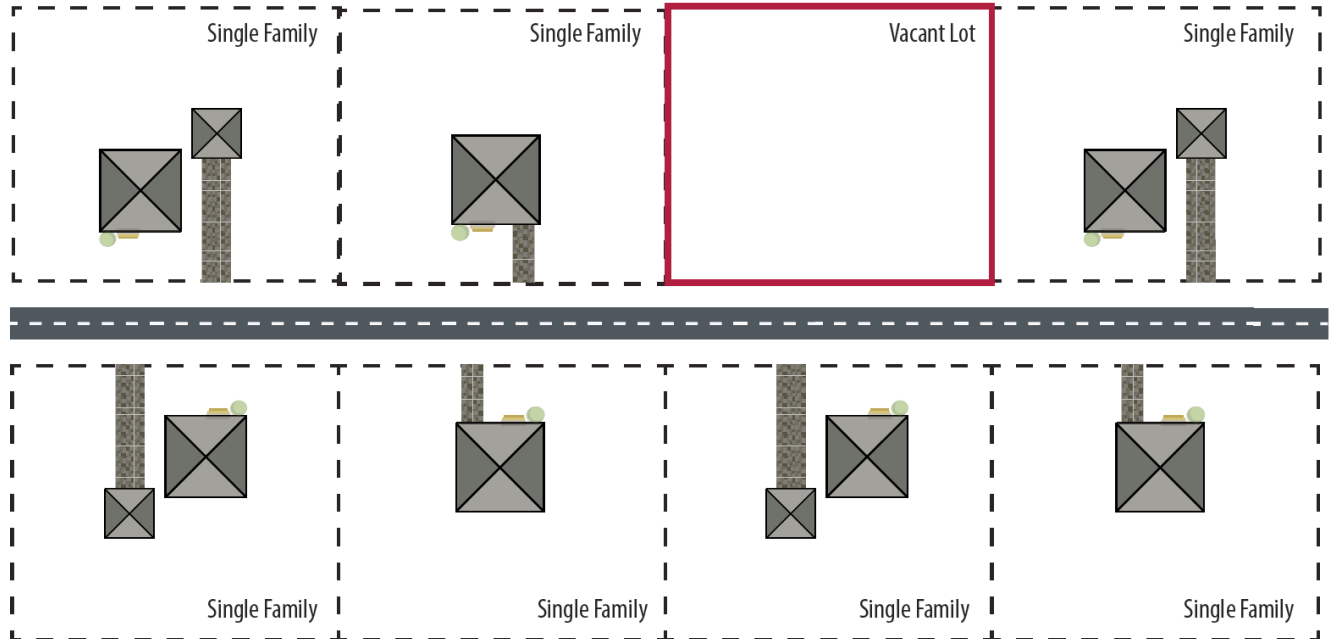


Drawings not to scale.  
For illustrative purposes only.

# Infill Housing Opportunities – Example 10,000 sq. ft. Vacant Lot in the R4-8 Zoning District

January 2018

These are illustrated examples of various types of housing that could be allowed, under density and the proposed recommendations, on a hypothetical vacant lot located in a residential neighborhood.



**Vacant Lot:** Approximately 10,000 square feet (0.23 acres)

Examples shown assume approximately 4 units per acre for the existing development, while proposed options seek to maximize the development potential of the vacant lot (8 units per acre).

Maximum Under Current Zoning	Notes	Maximum Under Proposed Zoning	Notes
2 Single Family Houses	With or without an ADU	2 Single Family Houses	With or without an ADU
2 Townhouses	With 15% density bonus = 2.3 units, round down to 2.	3 Townhouses	Average minimum lot size of 3,000 square feet must be met.
		1 Duplex (2 units)	Meets minimum lot size of 7,200 sq. ft.
		1 Triplex (3 units)	<u>Only</u> if within 600 feet of a transit route or commercial zone. Meets minimum lot size of 9,600 sq. ft.

*A fourplex would not be allowed because the lot is less than 13,000 square feet.*

*Courtyard apartments would not be allowed because the lot is less than 17,500 square feet.*

*Cottages would not be allowed because cottage developments must include at least 4 cottages.*

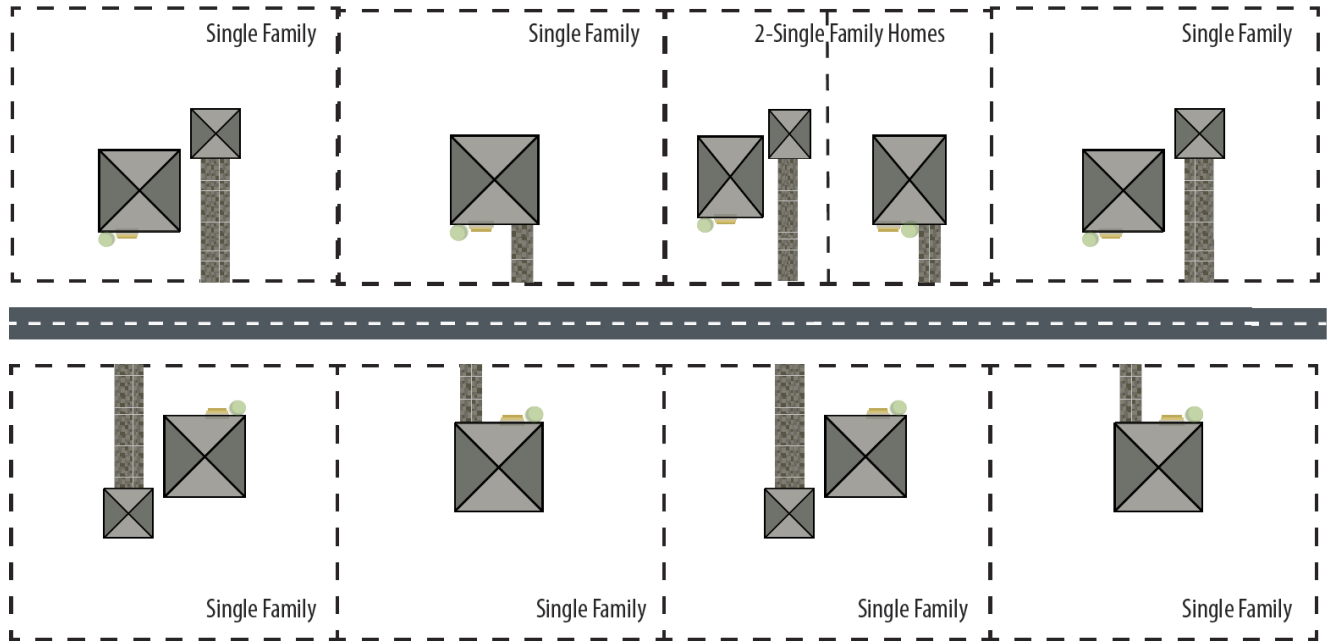
*Drawings not to scale. For illustrative purposes only.  
All other adopted development standards would apply.*



# Infill Housing Opportunities – Example 10,000 sq. ft. Vacant Lot in the R4-8 Zoning District

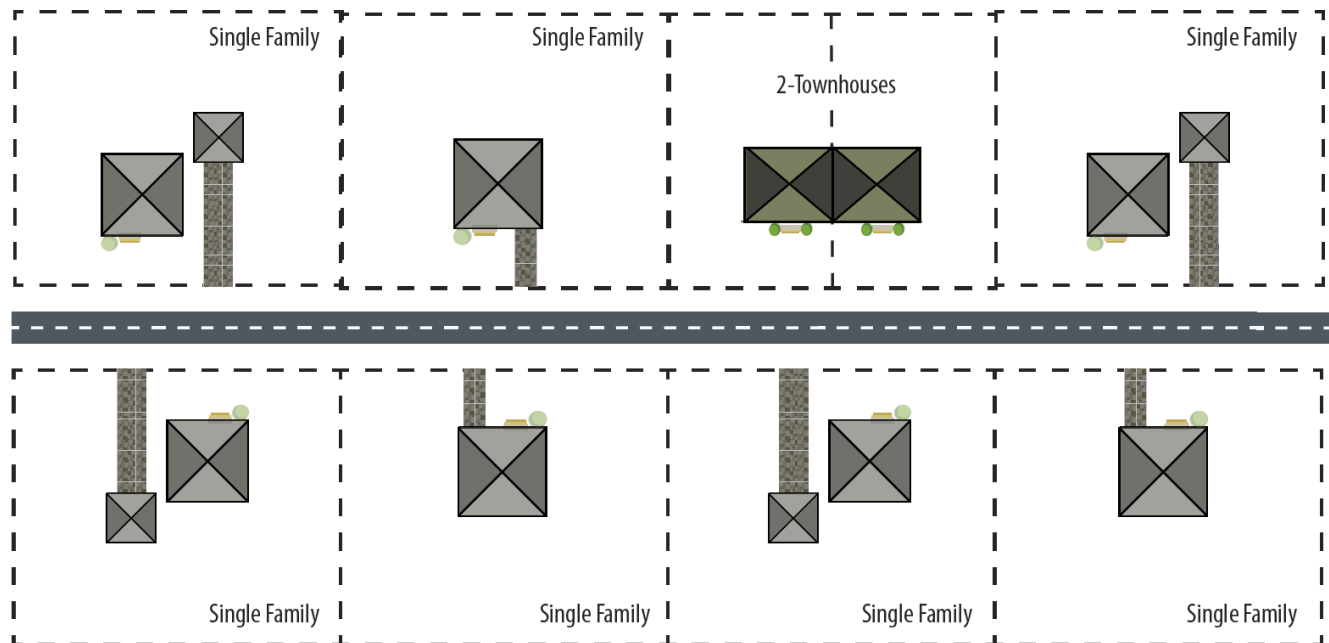
## Two Single Family Houses

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



## Two Townhouses

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



Drawings not to scale. For illustrative purposes only.  
All other adopted development standards would apply.

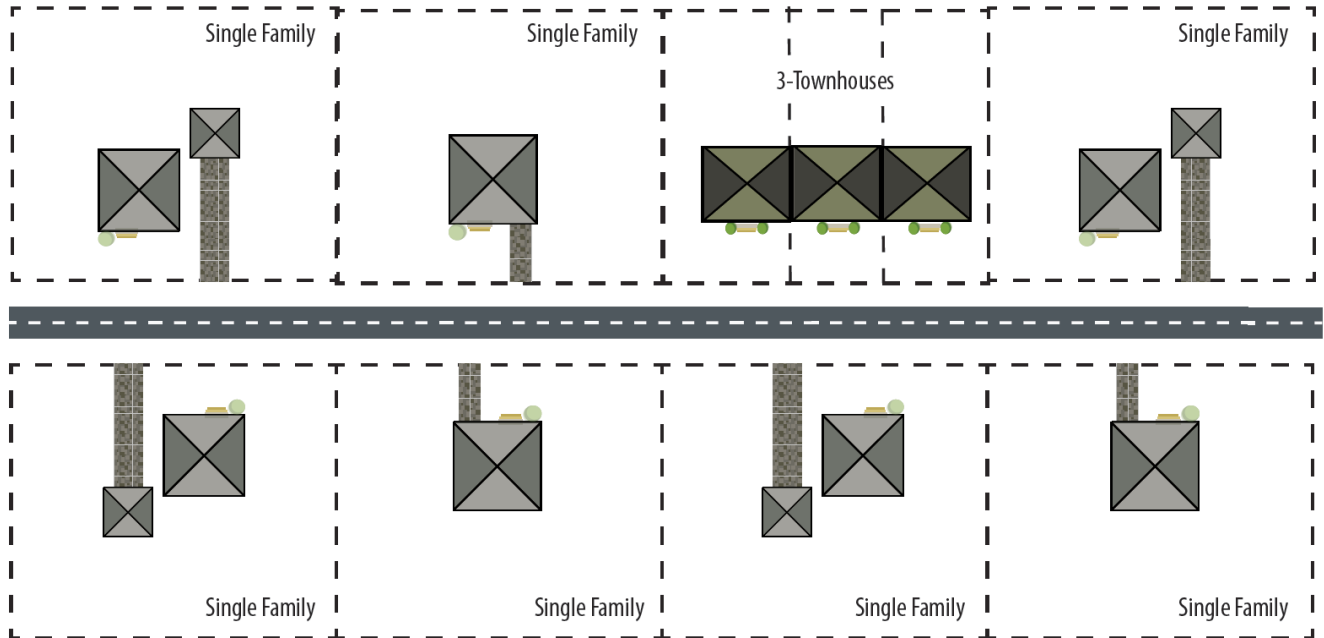


# Infill Housing Opportunities – Example 10,000 sq. ft. Vacant Lot in the R4-8 Zoning District

## Three Townhouses

❌ Not allowed under **Current** Zoning Standards

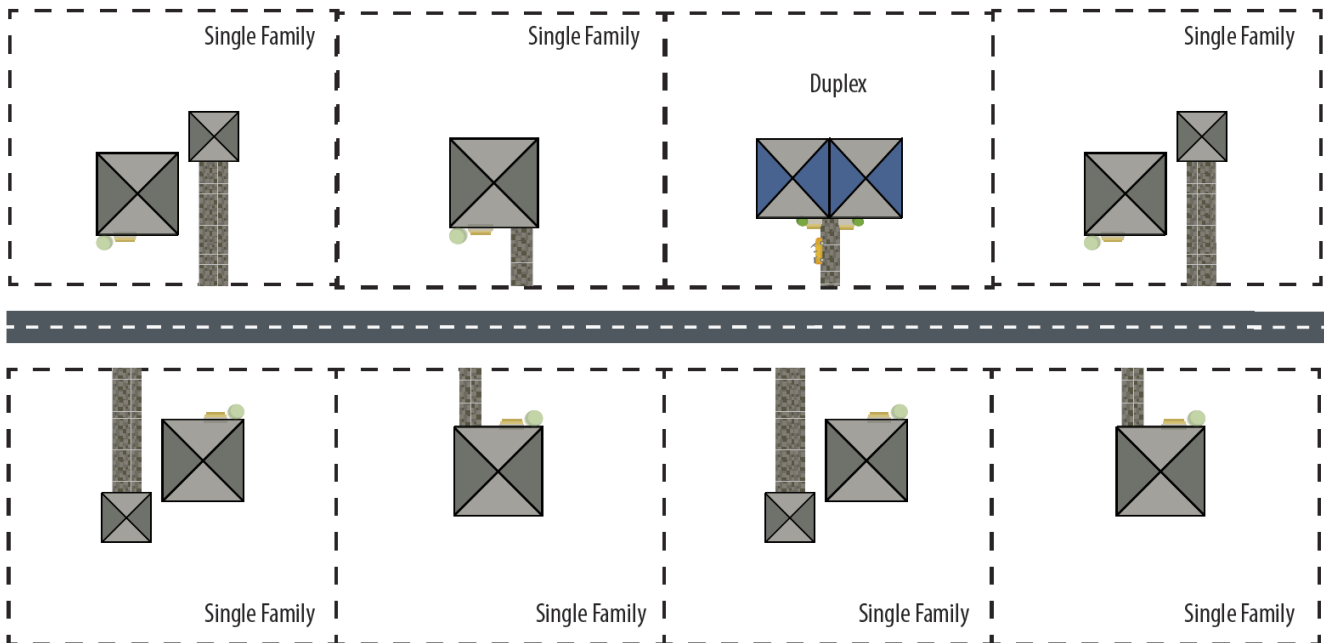
✅ Allowed under **Proposed** Zoning Standards



## One Duplex (2 Units)

❌ Not allowed under **Current** Zoning Standards

✅ Allowed under **Proposed** Zoning Standards



Drawings not to scale. For illustrative purposes only.  
All other adopted development standards would apply.

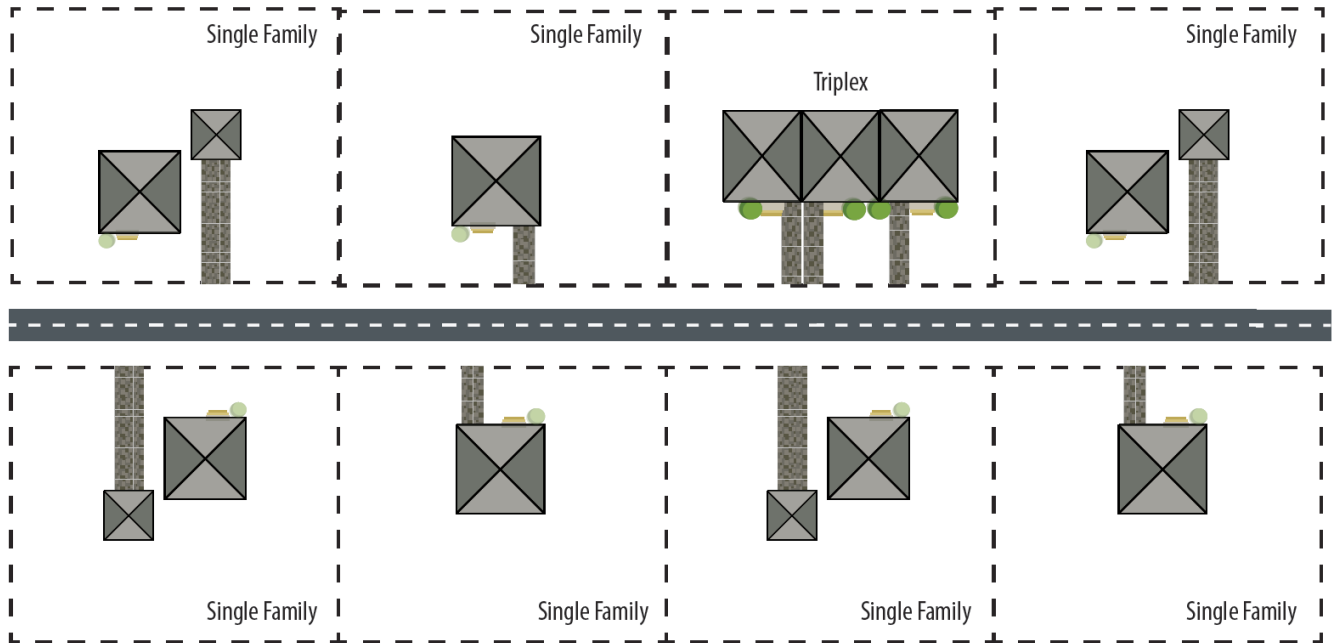


# Infill Housing Opportunities – Example 10,000 sq. ft. Vacant Lot in the R4-8 Zoning District

## One Triplex (3 Units) - *Only if within 600 feet of a transit route or commercial zone*

❌ Not allowed under **Current** Zoning Standards

✅ Allowed under **Proposed** Zoning Standards

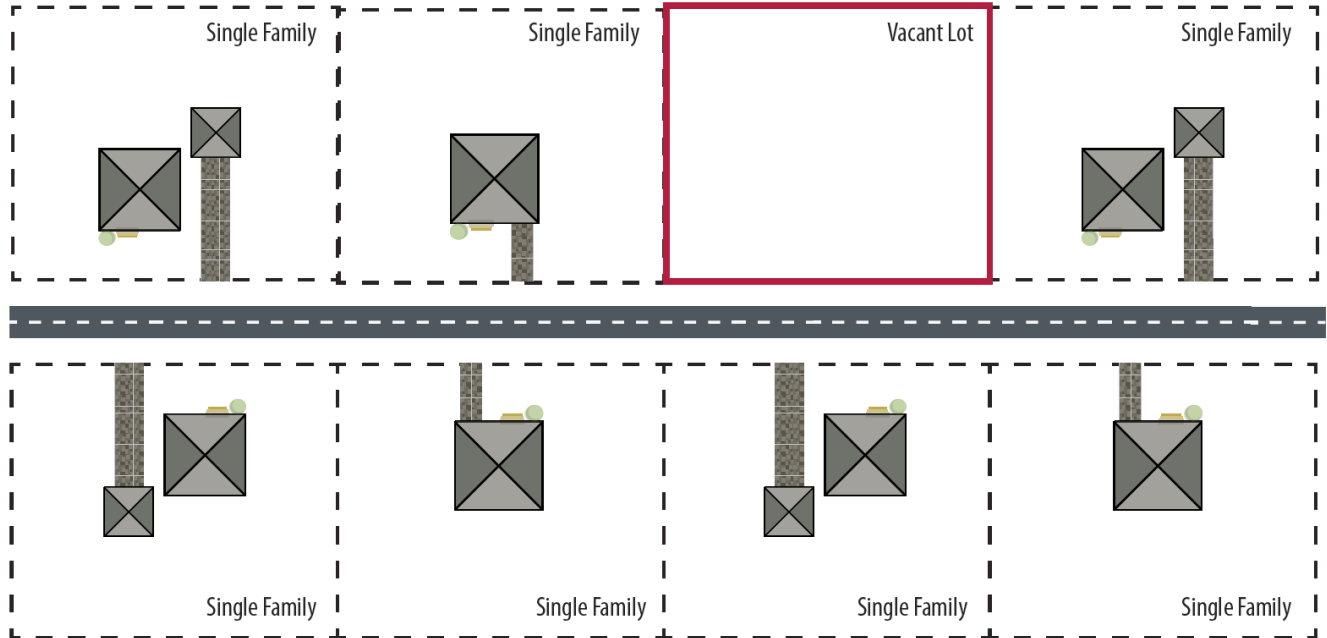


*Drawings not to scale. For illustrative purposes only.  
All other adopted development standards would apply.*

# Infill Housing Opportunities – Example 10,000 sq. ft. Vacant Lot in the R6-12 Zoning District

January 2018

These are illustrated examples of various types of housing that could be allowed, under density and the proposed recommendations, on a hypothetical vacant lot located in a residential neighborhood.



**Vacant Lot:** Approximately 10,000 square feet (0.23 acres)

Examples shown assume approximately 6 units per acre for the existing development, while proposed options seek to maximize the development potential of the vacant lot (12 units per acre).

Maximum Under Current Zoning	Notes	Maximum Under Proposed Zoning	Notes
3 Single Family Houses	With or without an ADU	3 Single Family Houses	With or without an ADU
3 Townhouses	With 15% density bonus, 3.45 units, round down to 3	4 Townhouses	
4 Cottage Houses	With 20% density bonus applied	5 Cottage Houses	With 50% density bonus applied
1 Duplex (2 units)	Meets minimum lot size of 7,200 square feet.	1 Duplex (2 units)	Meets minimum lot size of 6,000 sq. ft.
		1 Triplex (3 units)	Meets minimum lot size of 7,200 sq. ft.
		1 Fourplex (4 units)	Meets minimum lot size of 9,600 sq. ft.

*Courtyard Apartments would not be allowed because a minimum of 5 units is needed and the lot is less than 13,000 square feet.*

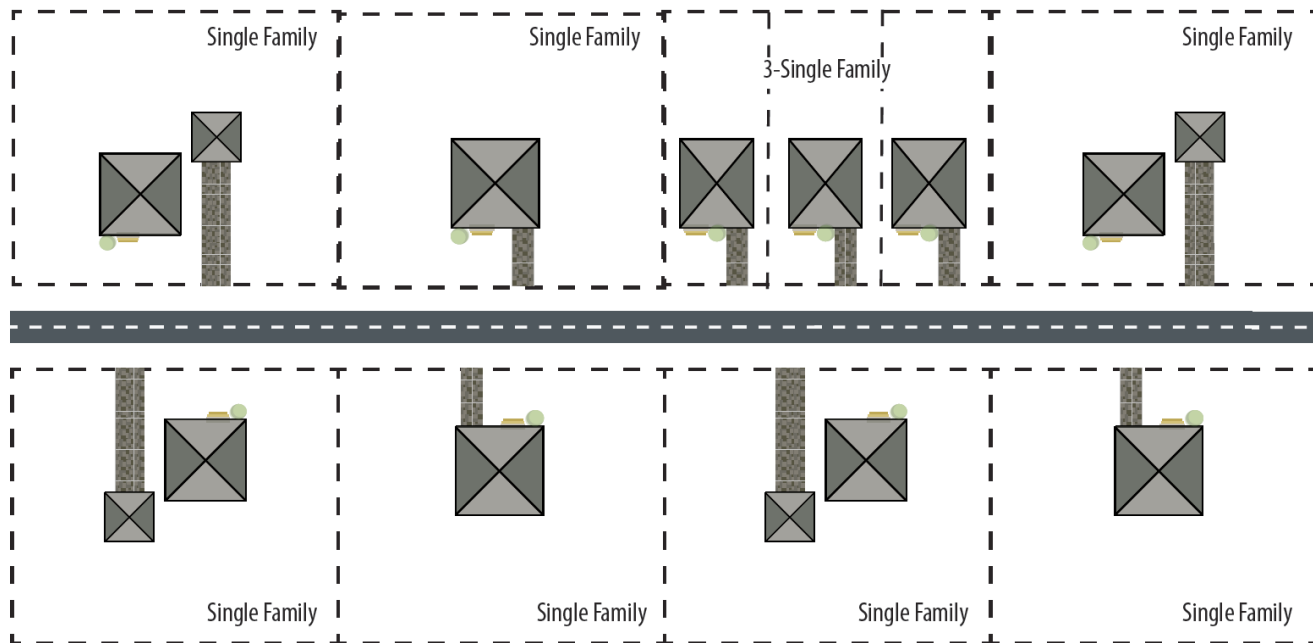
*A Single Room Occupancy would not be allowed because the lot is less than 13,000 square feet.*



# Infill Housing Opportunities – Example 10,000 sq. ft. Vacant Lot in the R6-12 Zoning District

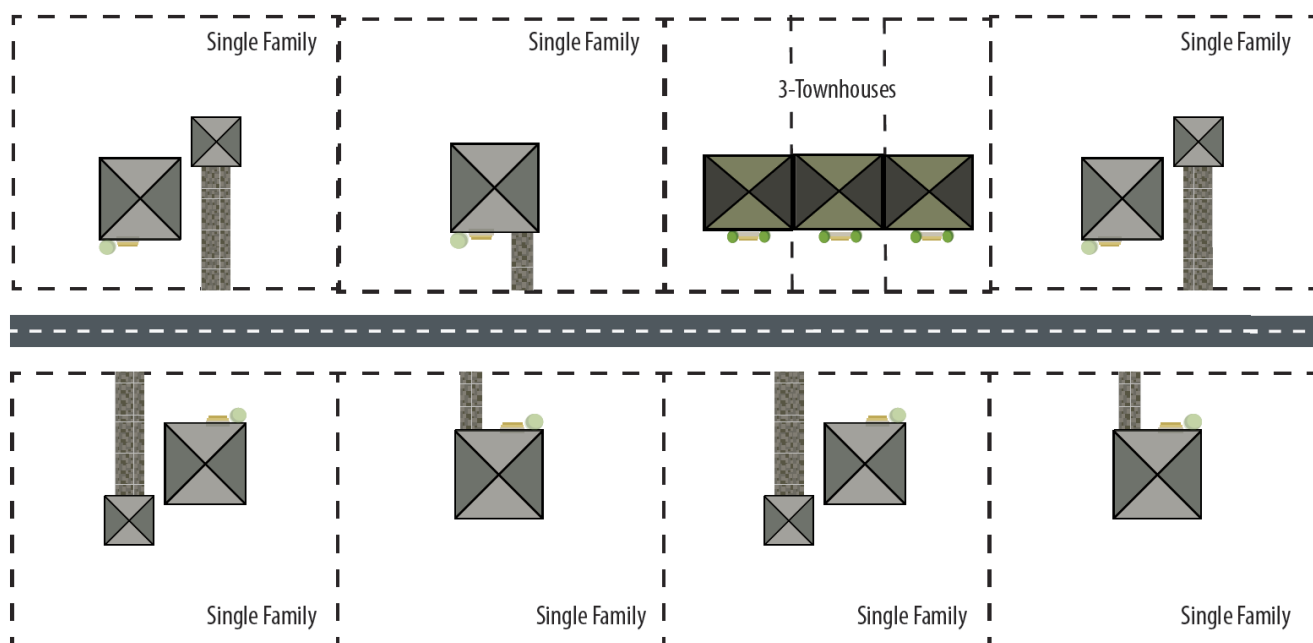
## Three Single Family Houses

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



## Three Townhouses

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



Drawings not to scale. For illustrative purposes only.  
All other adopted development standards would apply.



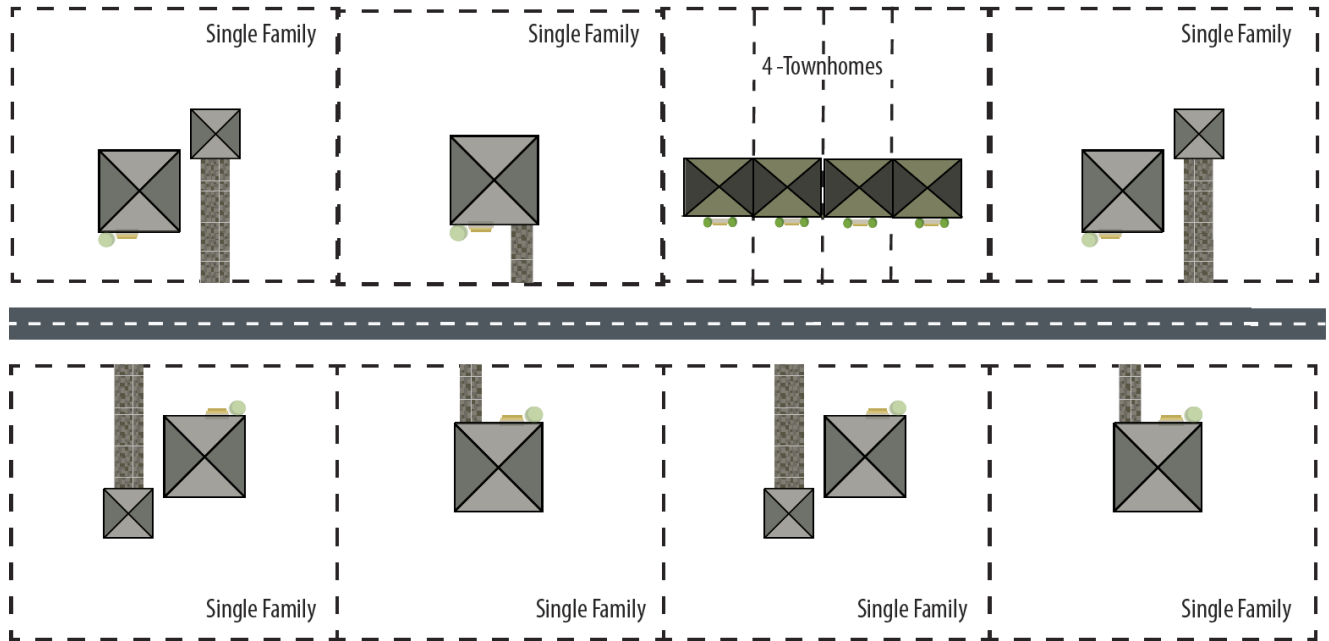


# Infill Housing Opportunities – Example 10,000 sq. ft. Vacant Lot in the R6-12 Zoning District

## Four Townhouses

❌ Not allowed under **Current** Zoning Standards

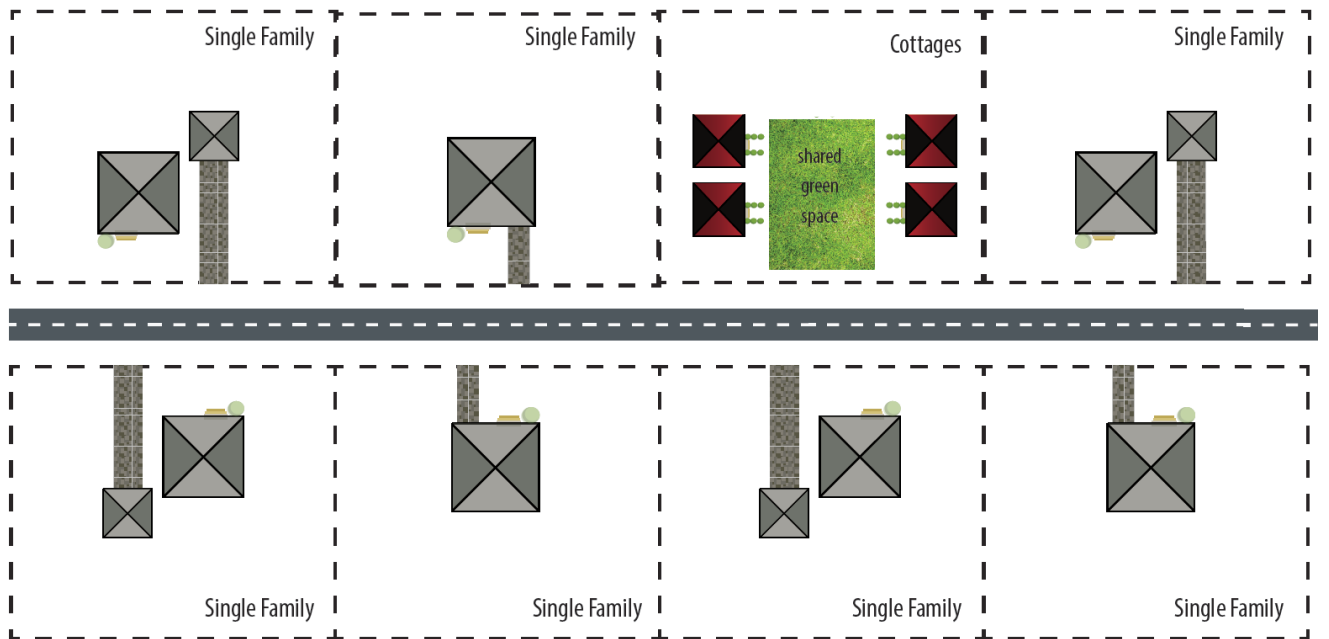
✅ Allowed under **Proposed** Zoning Standards



## Four Cottages (with 20% density bonus)

✅ Allowed under **Current** Zoning Standards

✅ Allowed under **Proposed** Zoning Standards



Drawings not to scale. For illustrative purposes only.  
All other adopted development standards would apply.

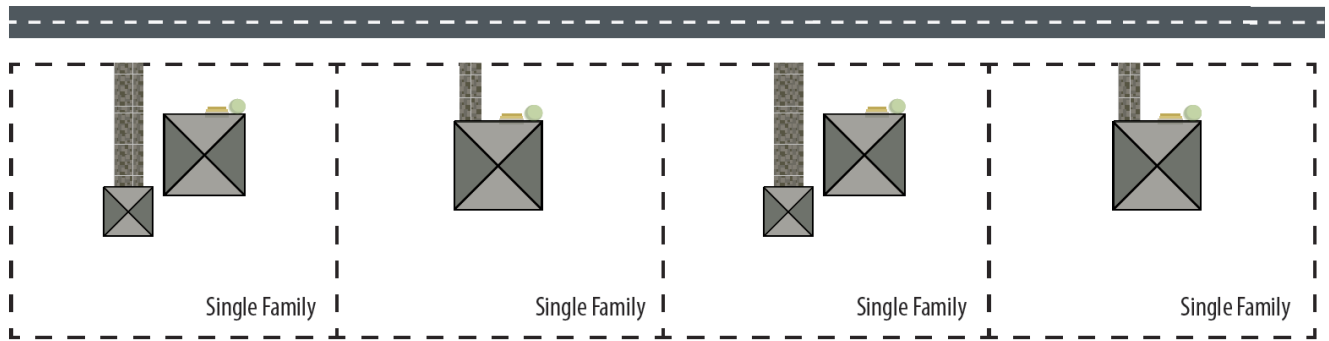
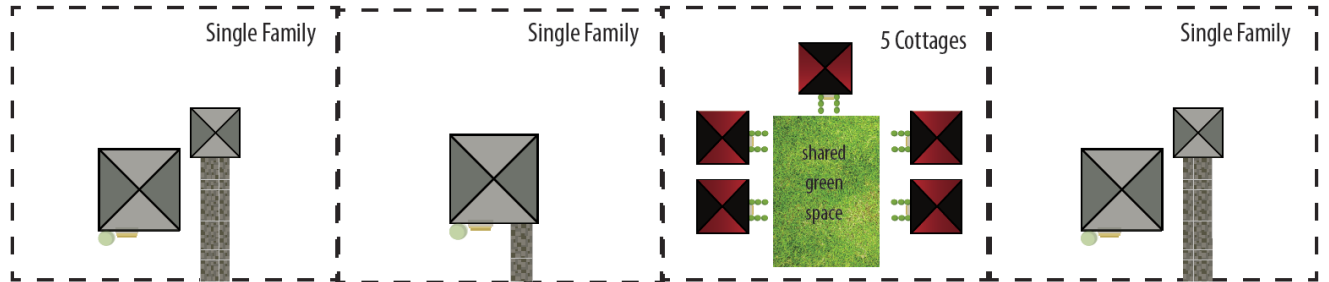


# Infill Housing Opportunities – Example 10,000 sq. ft. Vacant Lot in the R6-12 Zoning District

## Five Cottages (with 50% density bonus)

❌ Not allowed under **Current** Zoning Standards

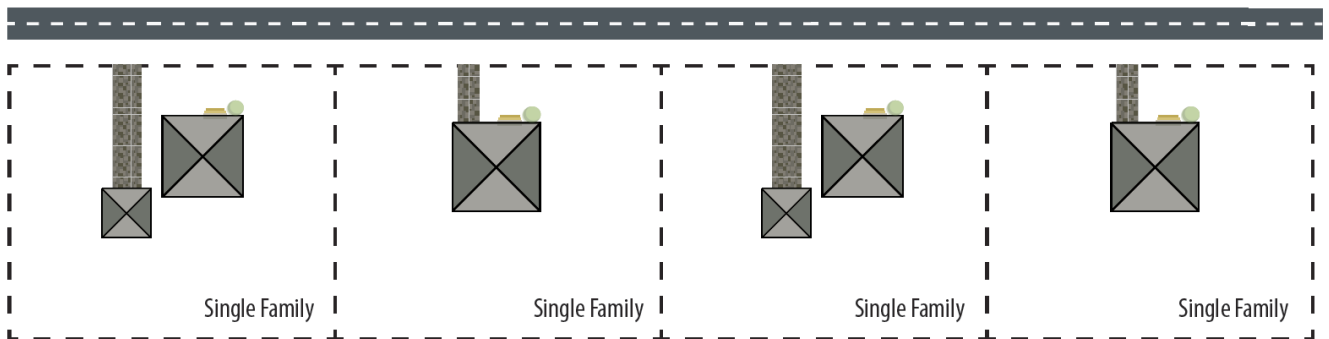
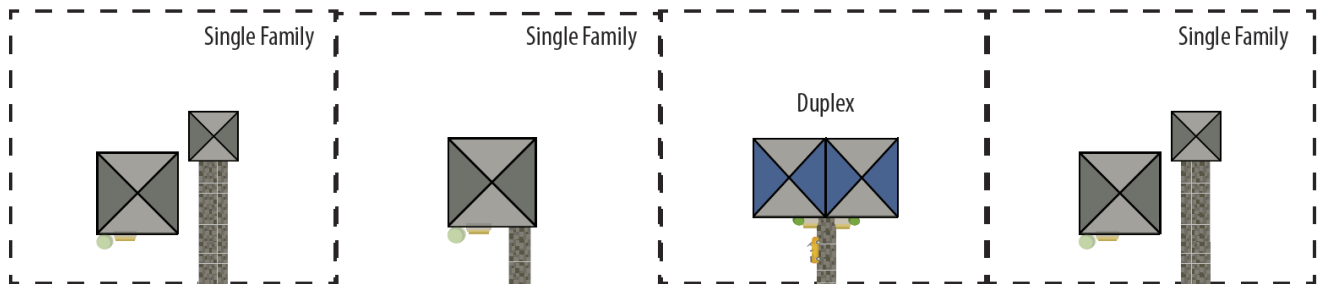
✅ Allowed under **Proposed** Zoning Standards



## One Duplex (2 Units)

✅ Allowed under **Current** Zoning Standards

✅ Allowed under **Proposed** Zoning Standards



*Drawings not to scale. For illustrative purposes only.  
All other adopted development standards would apply.*

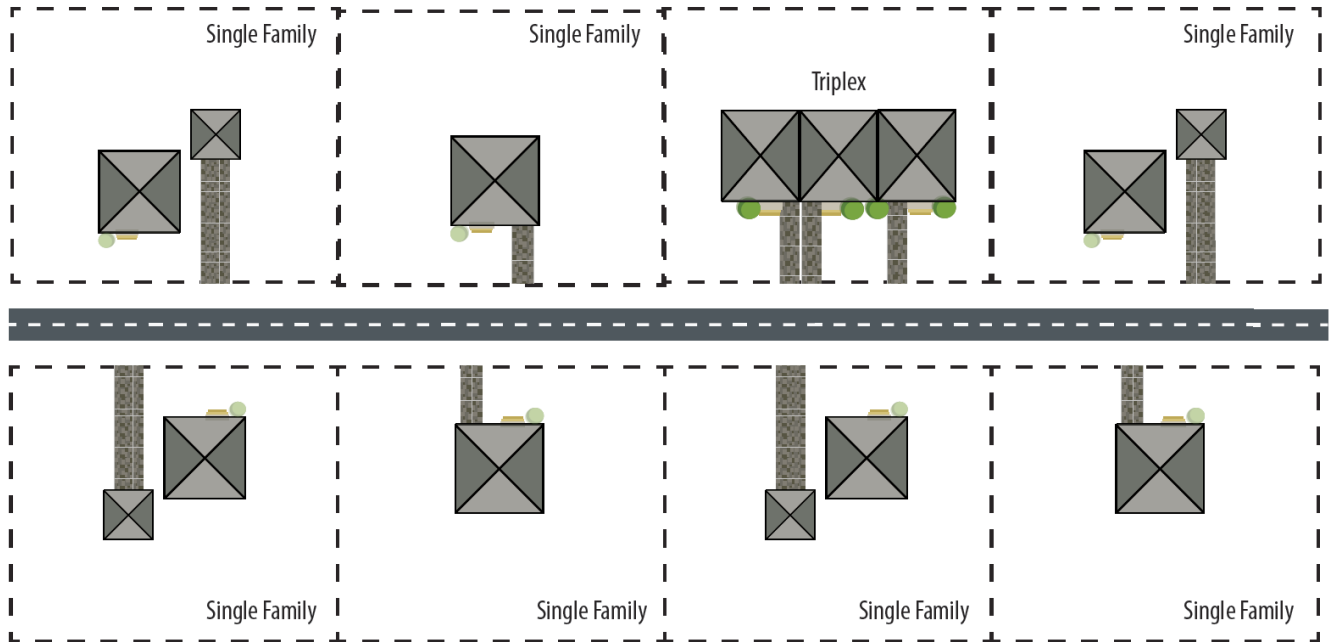


# Infill Housing Opportunities – Example 10,000 sq. ft. Vacant Lot in the R6-12 Zoning District

## One Triplex (3 Units)

❌ Not allowed under **Current** Zoning Standards

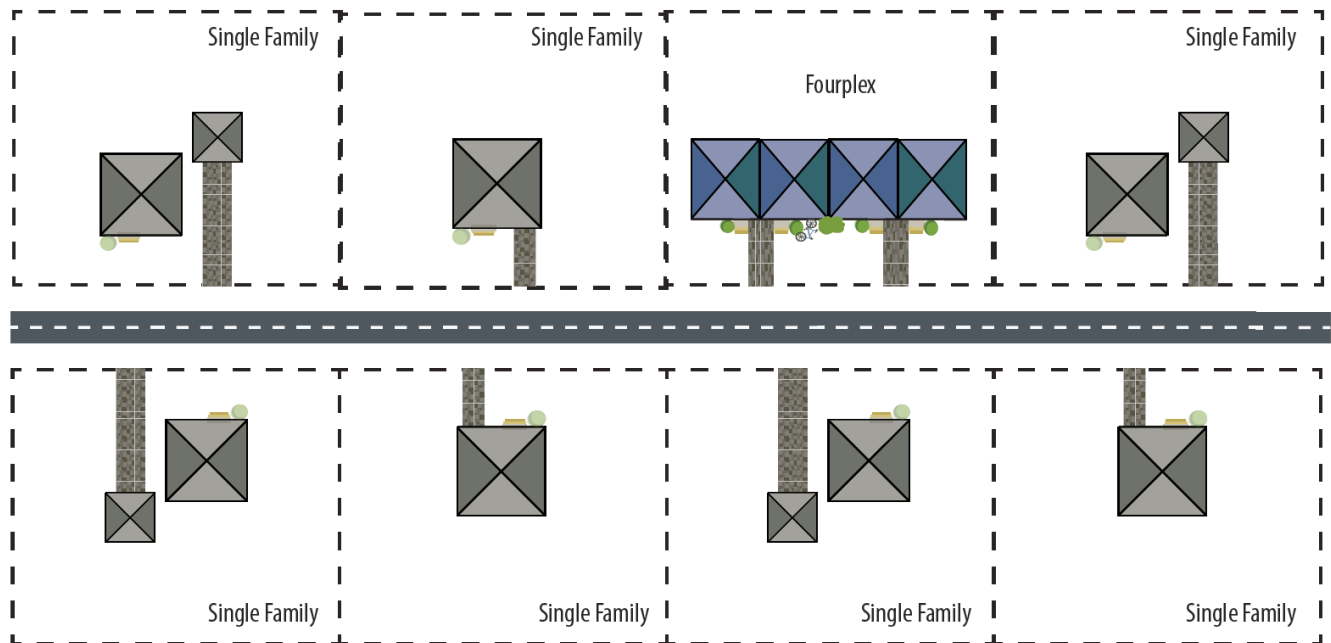
✅ Allowed under **Proposed** Zoning Standards



## One Fourplex (4 Units)

❌ Not allowed under **Current** Zoning Standards

✅ Allowed under **Proposed** Zoning Standards

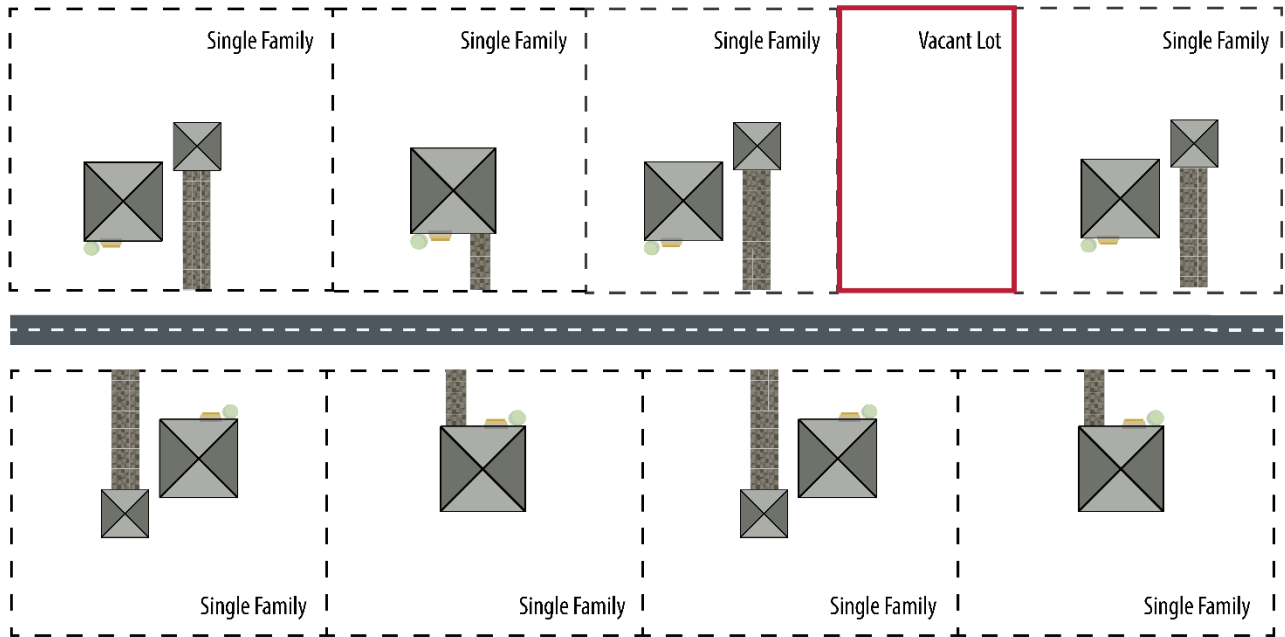


Drawings not to scale. For illustrative purposes only.  
All other adopted development standards would apply.

# Infill Housing Opportunities – Example 6,000 sq. ft. Vacant Lot in the R4-8 Zoning District

January 2018

These are illustrated examples of various types of housing that could be allowed, under density and the proposed recommendations, on a hypothetical vacant lot located in a residential neighborhood.



**Vacant Lot:** Approximately 6,000 square feet (0.137 acres)

Examples shown assume approximately 4 units per acre for the existing development, while proposed options seek to maximize the development potential of the vacant lot (8 units per acre).

Maximum Under Current Zoning	Notes	Maximum Under Proposed Zoning	Notes
Single Family House	With or without ADUs	Single Family House	With or without ADUs
		2 townhouses	

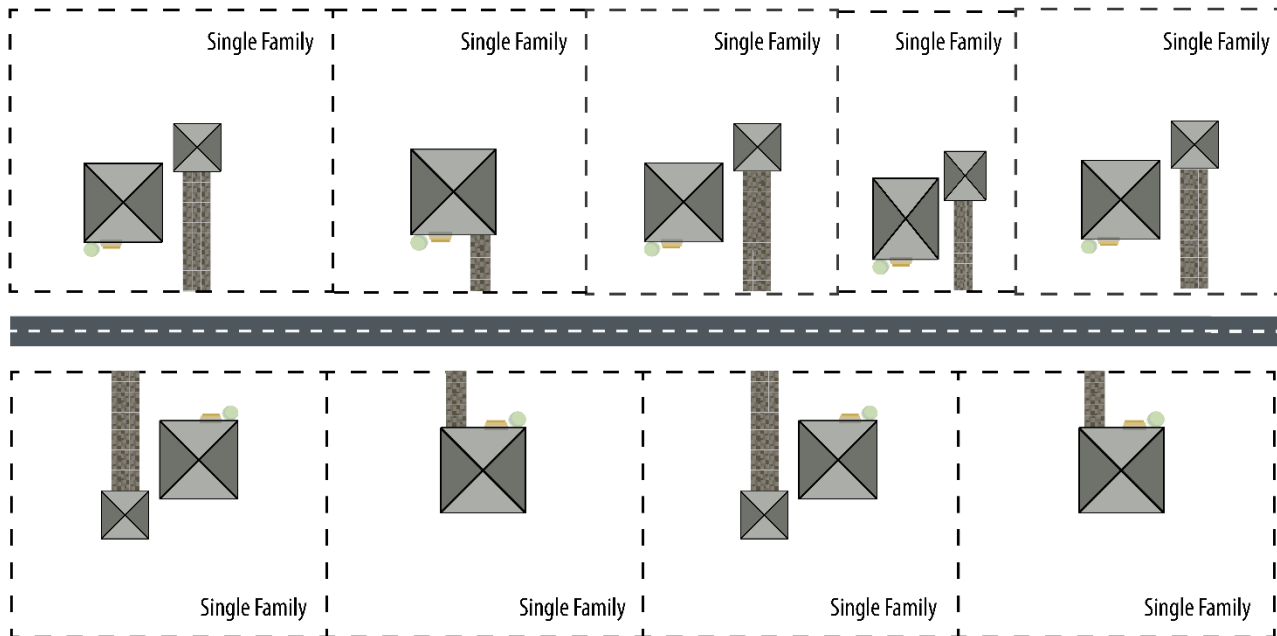
*Duplexes are not currently allowed and would not be allowed under the proposed changes because the lot size is not at least 7,200 square feet.*



# Infill Housing Opportunities – Example 6,000 sq. ft. Vacant Lot in the R4-8 Zoning District

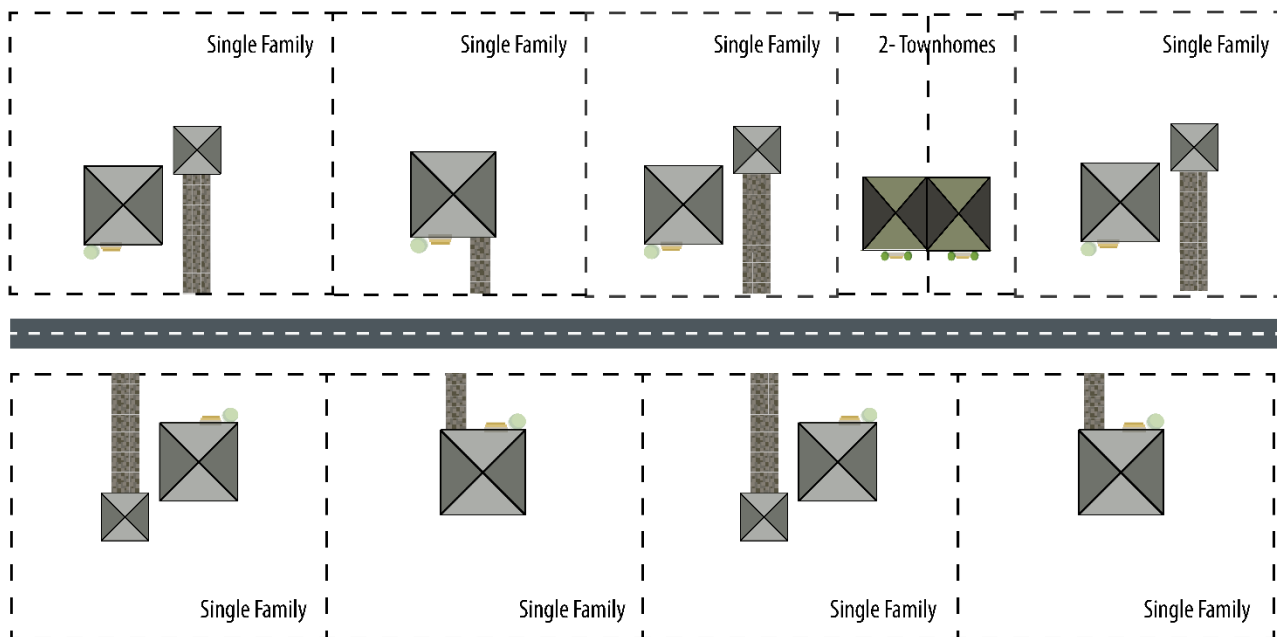
## Single-Family House

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



## Two Townhouses

- ✗ Not allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards

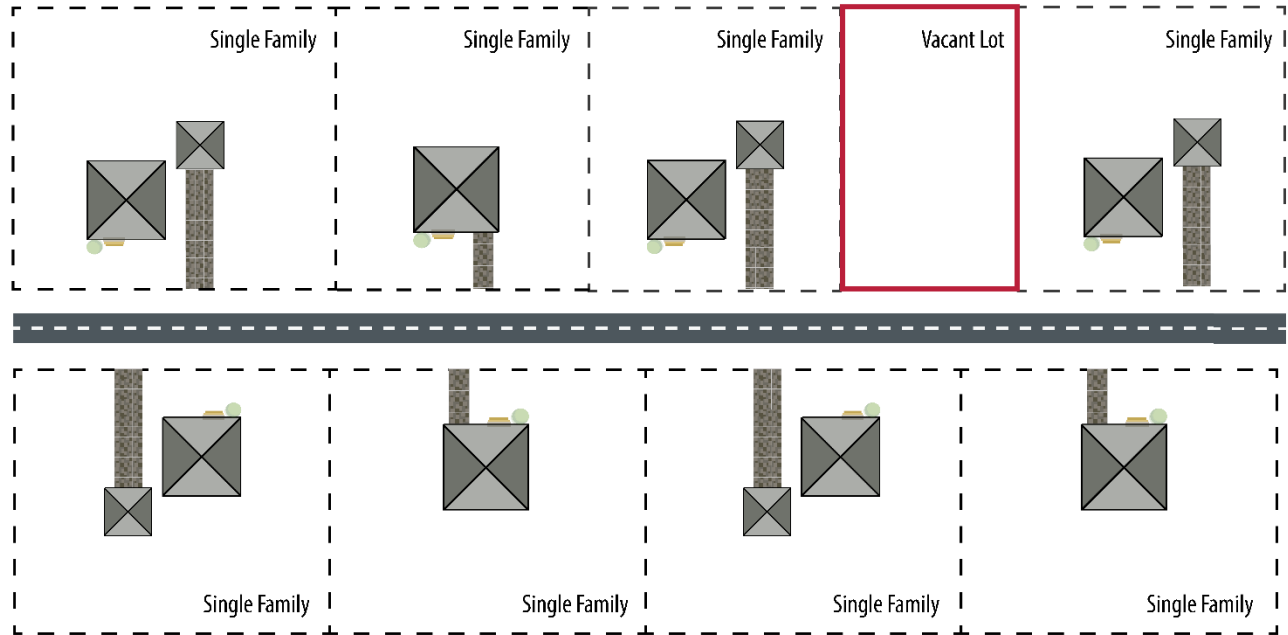


Drawings not to scale. For illustrative purposes only.  
All other adopted development standards would apply.

# Infill Housing Opportunities – Example 6,000 sq. ft. Vacant Lot in the R6-12 Zoning District

January 2018

These are illustrated examples of various types of housing that could be allowed, under density and the proposed recommendations, on a hypothetical vacant lot located in a residential neighborhood.



**Vacant Lot:** Approximately 6,000 square feet (0.137 acres)

Examples shown assume approximately 6 units per acre for the existing development, while proposed options seek to maximize the development potential of the vacant lot (12 units per acre).

Maximum Under Current Zoning	Notes	Maximum Under Proposed Zoning	Notes
Single Family House	With or without an ADU	Single Family House	With or without an ADU
2 Townhouses		2 Townhouses	
		1 Duplex (2 units)	Meets minimum lot size of 6,000 square feet.

*A duplex would not be allowed under the current standards because the minimum lot size is not met (currently 7,200 square feet).*

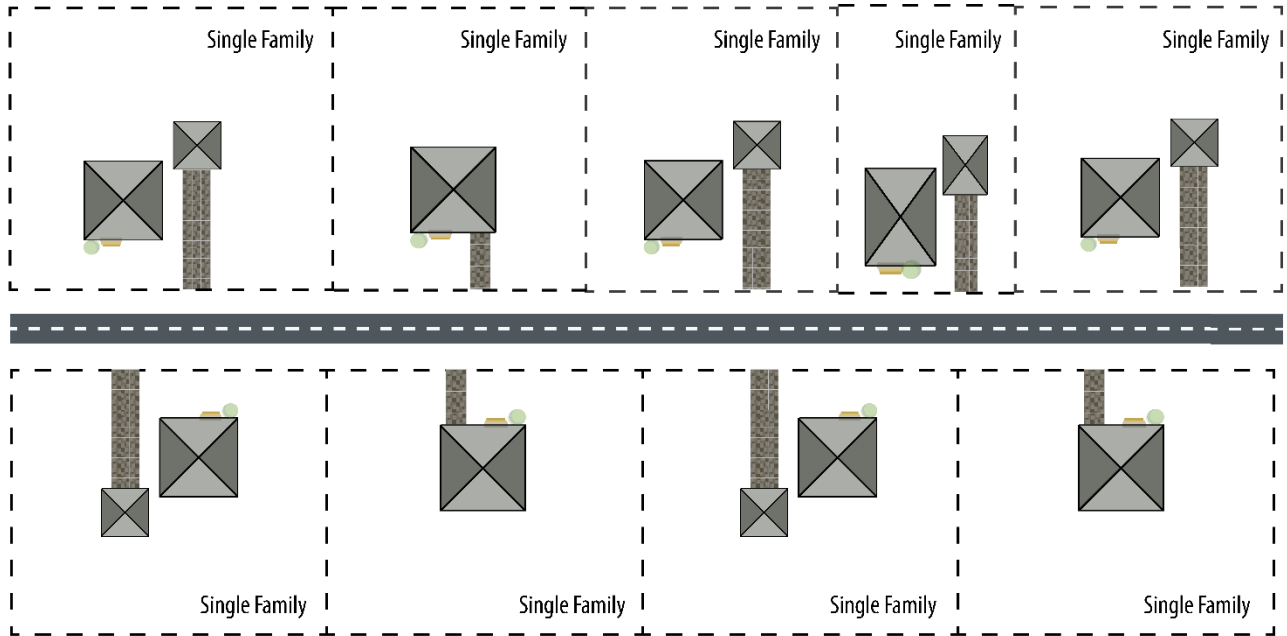
*A triplex would not be allowed under the proposed standards because the lot is less than 9,600 square feet in size.*



# Infill Housing Opportunities – Example 6,000 sq. ft. Vacant Lot in the R6-12 Zoning District

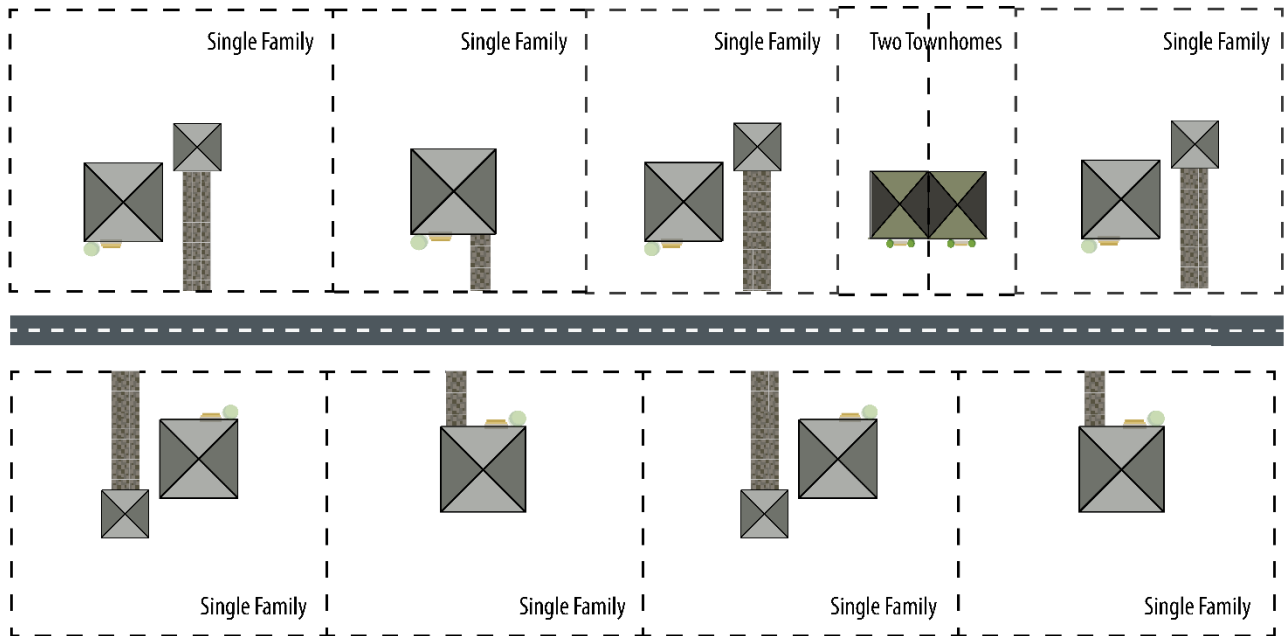
## Single-Family House

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



## 2 Townhouses

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



Drawings not to scale. For illustrative purposes only.  
All other adopted development standards would apply.

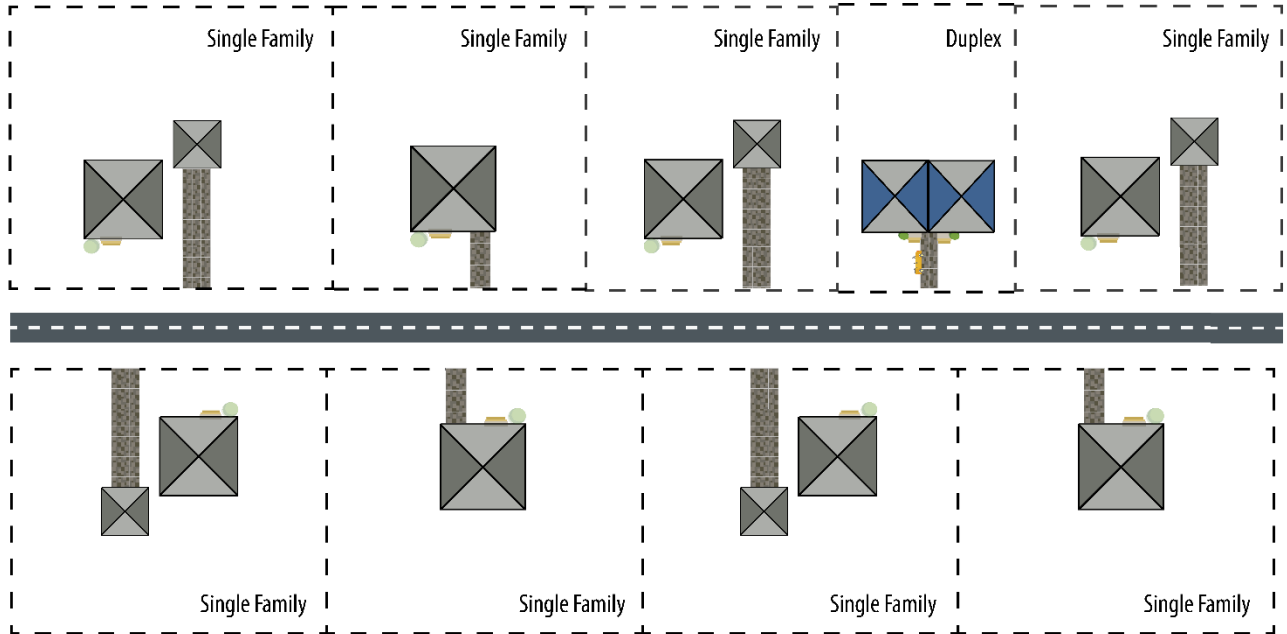


# Infill Housing Opportunities – Example 6,000 sq. ft. Vacant Lot in the R6-12 Zoning District

## 1 Duplex (2 Units)

❌ Not allowed under **Current** Zoning Standards

✅ Allowed under **Proposed** Zoning Standards



*Drawings not to scale. For illustrative purposes only.  
All other adopted development standards would apply.*