
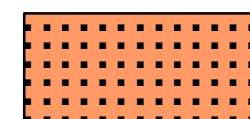

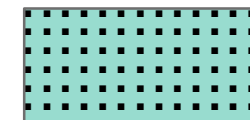


# "Missing Middle" Residential Capacity Analysis





## Triplex: Minimum Lot Size Requirements

Zoning	Minimum Lot Size
 R-4-8* 300ft Buffer <i>(within 300' of transit route, or within 300' of commercial zone*)</i>	9,600 sf
 R-6-12	7,200 sf

## Individual Lots Meeting Minimum Size Requirements and Current Land Use Status

Zoning	Vacant	Redevelopable	Total
R-4-8* 300ft	 30.9%	 69.1%	262
R-6-12	 43.0%	 57.0%	237

### Legend

-  Parcels
-  City Limits
-  Urban Growth Areas (UGA)
-  Parks and Preserves

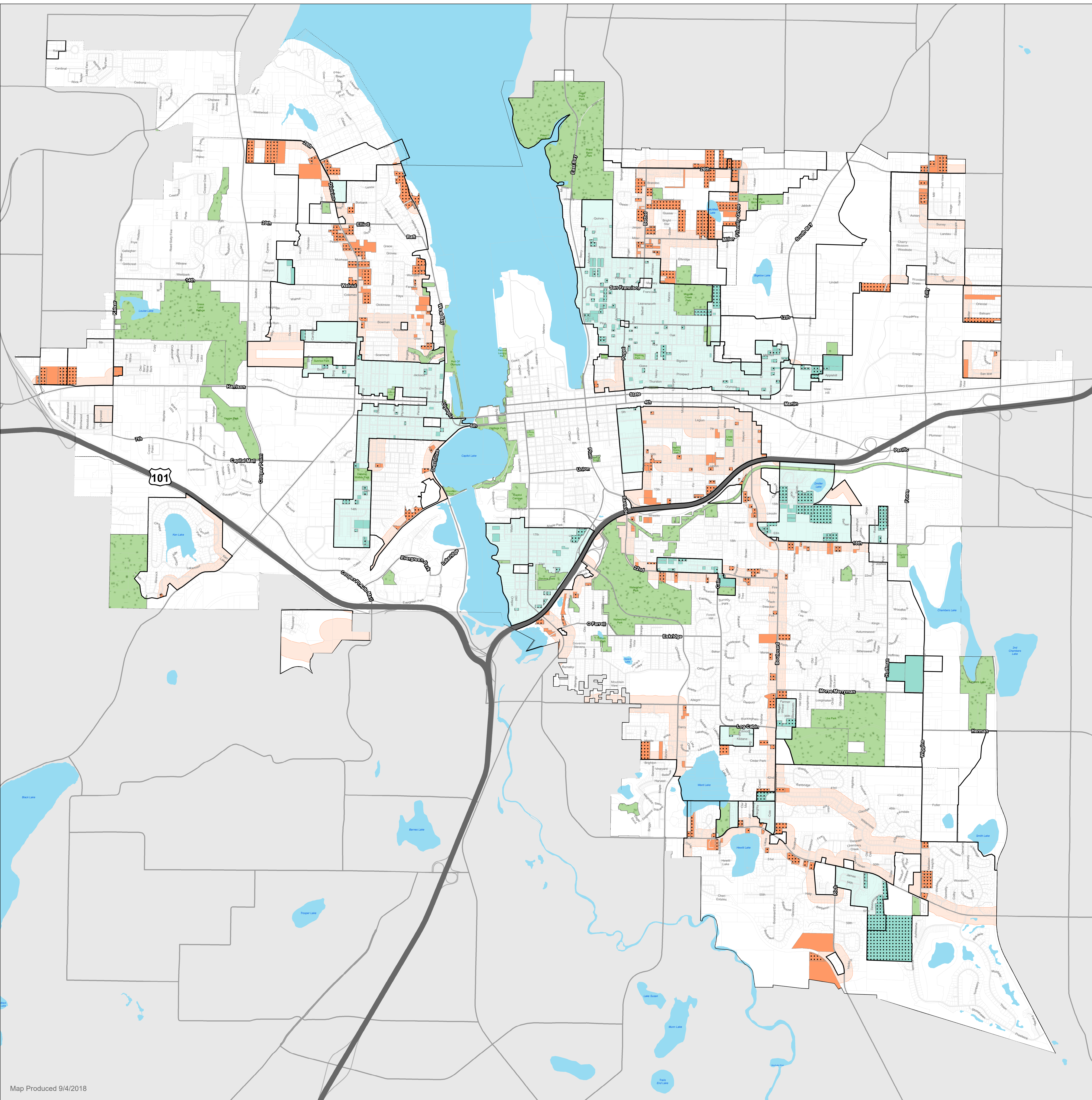
Note: "Residential capacity" is the modeled number of dwelling units that could be built on a parcel given existing development, zoning and development regulations, critical areas, and other assumptions. Capacity does not take into account reductions due to non-residential uses in residential zones (such as schools, parks, and churches) or capacity for accessory dwelling units or family member units.



1 inch = 1,150 feet



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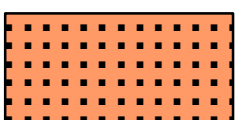

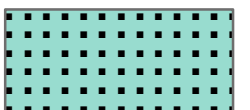


# "Missing Middle" Residential Capacity Analysis

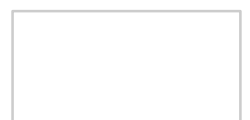



## Fourplex: Minimum Lot Size Requirements

Zoning	Minimum Lot Size
 R-4-8* 300ft Buffer <i>(within 300' of transit route, or within 300' of commercial zone*)</i>	13,000 sf
 R-6-12	9,600 sf

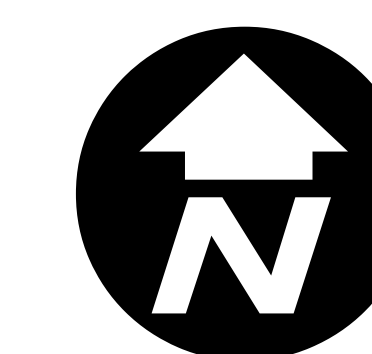
## Individual Lots Meeting Minimum Size Requirements and Current Land Use Status

Zoning	Vacant	Redevelopable	Total
R-4-8* 300ft	 26.4%	 73.6%	227
R-6-12	 39.8%	 60.2%	181

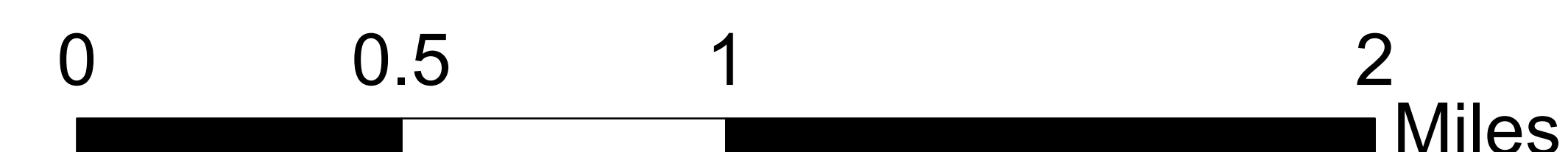
### Legend

-  Parcels
-  City Limits
-  Urban Growth Areas (UGA)
-  Parks and Preserves

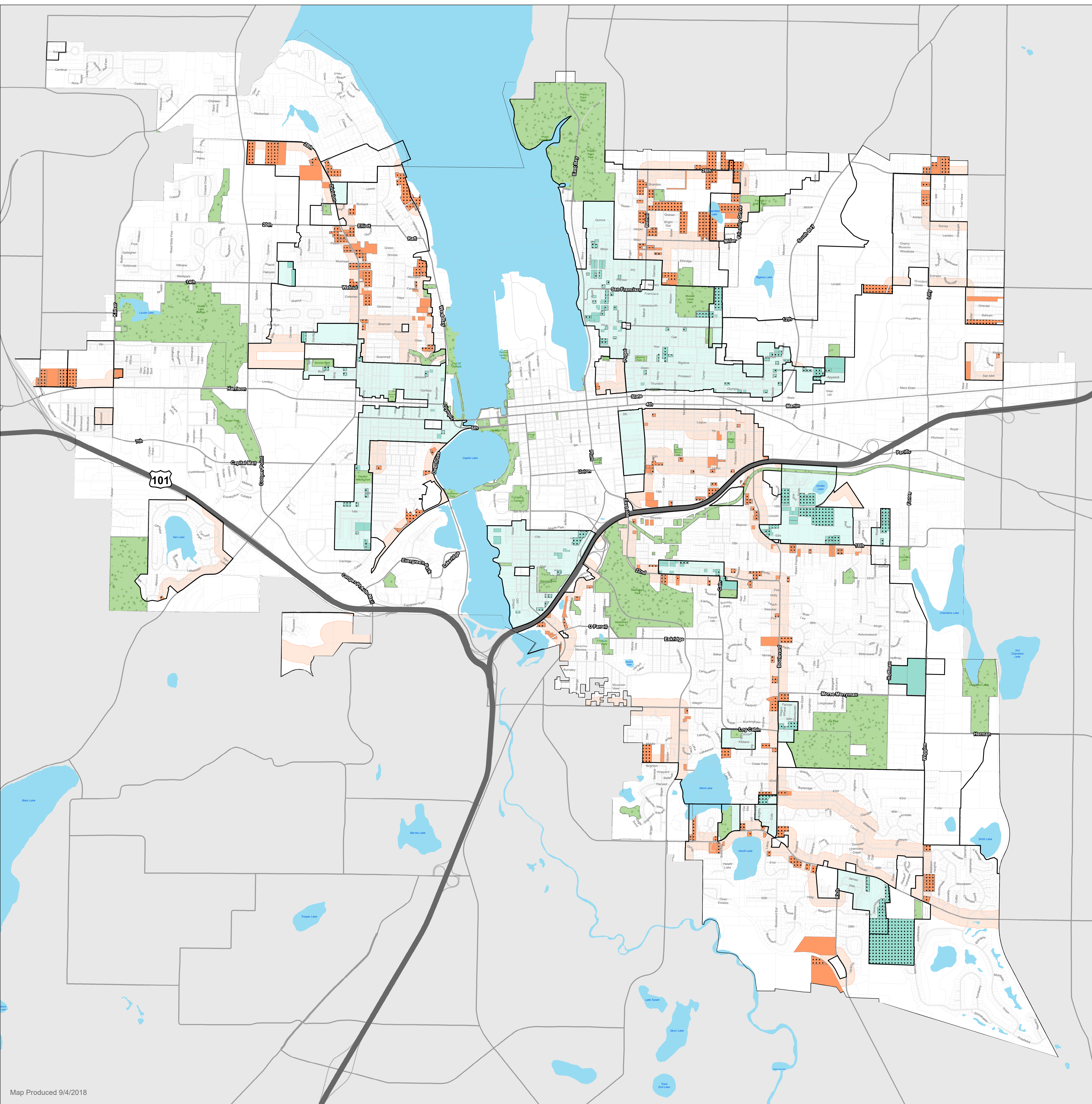
Note: "Residential capacity" is the modeled number of dwelling units that could be built on a parcel given existing development, zoning and development regulations, critical areas, and other assumptions. Capacity does not take into account reductions due to non-residential uses in residential zones (such as schools, parks, and churches) or capacity for accessory dwelling units or family member units.



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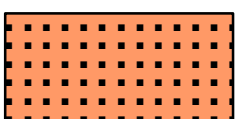

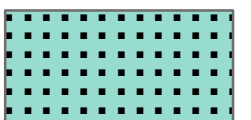


# "Missing Middle" Residential Capacity Analysis





## Courtyard Apartments: Minimum Lot Size Requirements

Zoning	Minimum Lot Size
 R-4-8* 300ft Buffer <i>(within 300' of transit route, or within 300' of commercial zone*)</i>	17,500 sf
 R-6-12	13,000 sf

## Individual Lots Meeting Minimum Size Requirements and Current Land Use Status

Zoning	Vacant	Redevelopable	Total
R-4-8* 300ft	 24.0%	 76.0%	192
R-6-12	 34.9%	 65.1%	149

### Legend

-  Parcels
-  City Limits
-  Urban Growth Areas (UGA)
-  Parks and Preserves

Note: "Residential capacity" is the modeled number of dwelling units that could be built on a parcel given existing development, zoning and development regulations, critical areas, and other assumptions. Capacity does not take into account reductions due to non-residential uses in residential zones (such as schools, parks, and churches) or capacity for accessory dwelling units or family member units.



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