

"Missing Middle" Residential Capacity Analysis







Courtyard Apartments: Minimum Lot Size Requirements

Zoning	Minimum Lot Size
R-6-12	13,000 sf
R-4-8* 600ft Buffer <small>(within 600' of commercial zoning)</small>	17,500 sf
R-4-8* 600ft Buffer <small>(Within 600' of Neighborhood Centers or Bertel, Boulevard, Division Corridors. Only showing parcels not captured within 600' of commercial zoning)</small>	17,500 sf

Individual Lots Meeting Minimum Size Requirements and Current Land Use Status

Zoning	Vacant	Redevelopable	Total
R-6-12	32%	66%	160
R-4-8* 600ft <small>(commercial)</small>	35%	65%	133
R-4-8* 600ft <small>(neighborhood centers and selected corridors)</small>	25%	75%	113

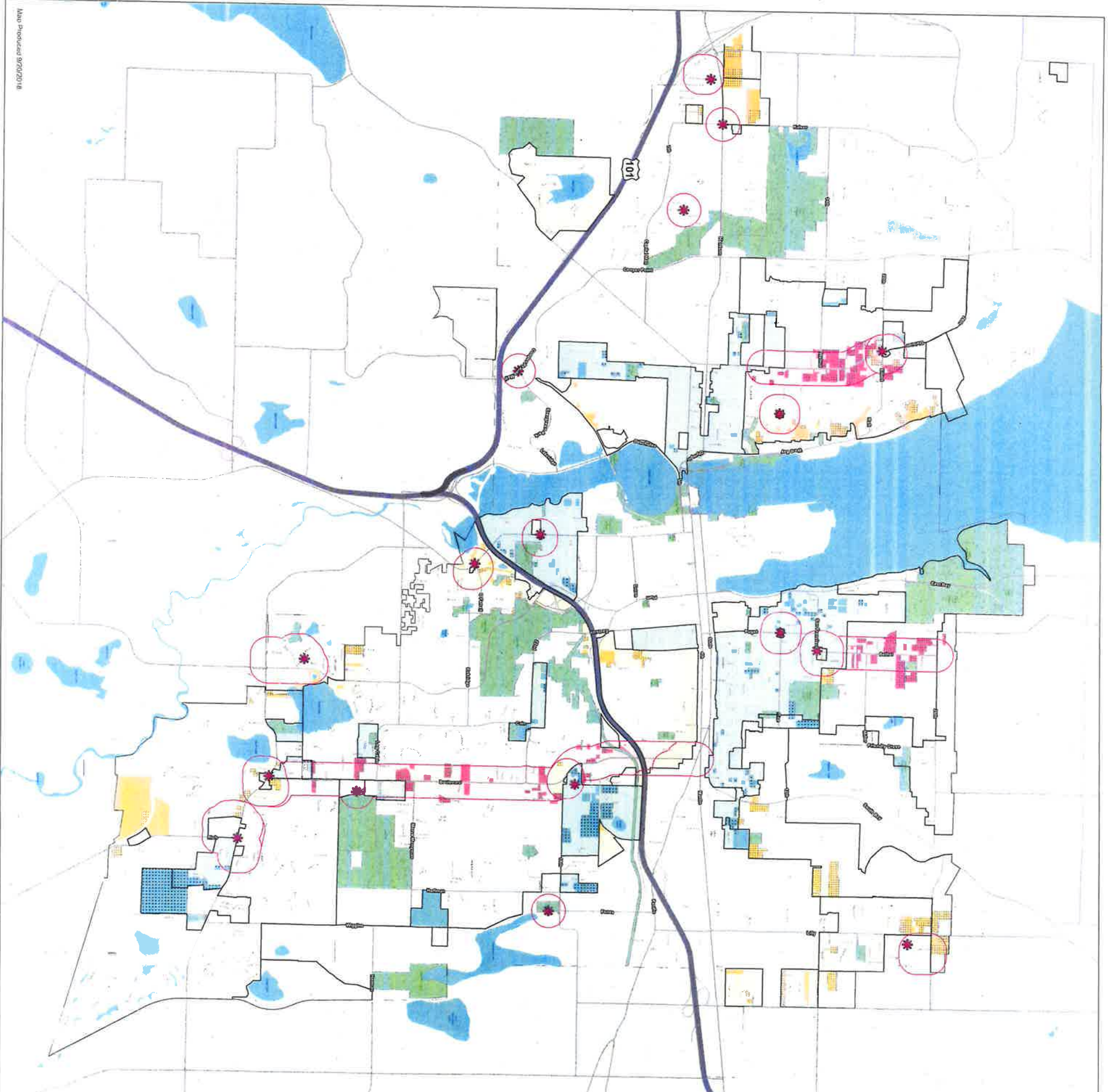
Legend

-  Neighborhood Centers
-  City Limits
-  Parcels
-  City UGA
-  Parks
-  Waterbodies

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



Missing Middle: Transit and Street Classifications

Zoning Code

R-4-8 R-6-12

Street Classifications

Street Classification Transit Route No Transit

Arterial ———— ————

Major Collector ———— ————

Neighborhood Collector ———— ————

Local Access ———— ————

Legend

Neighborhood Centers City Limits

Parcels City UGA

Parks Waterbodies

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