

"Missing Middle" Residential Capacity Analysis

Triplex: Minimum Lot Size Requirements

Zoning	Minimum Lot Size
R-6-12	7,200 sf
R-4-8* 600ft Buffer <small>(within 600' of commercial zoning)</small>	9,600 sf
R-4-8* 600ft Buffer <small>(within 600' of Neighborhood Center or Baptist Boulevard Division Corridor Only showing parcels not captured within 600' of commercial zoning)</small>	9,600 sf

Individual Lots Meeting Minimum Size Requirements and Current Land Use Status

Zoning	Vacant	Redevelopable	Total
R-6-12	42%	58%	239
R-4-8* 600ft <small>(commercial)</small>	41%	59%	133
R-4-8* 600ft <small>(Neighborhood Centers and selected corridors)</small>	33%	67%	113

Legend

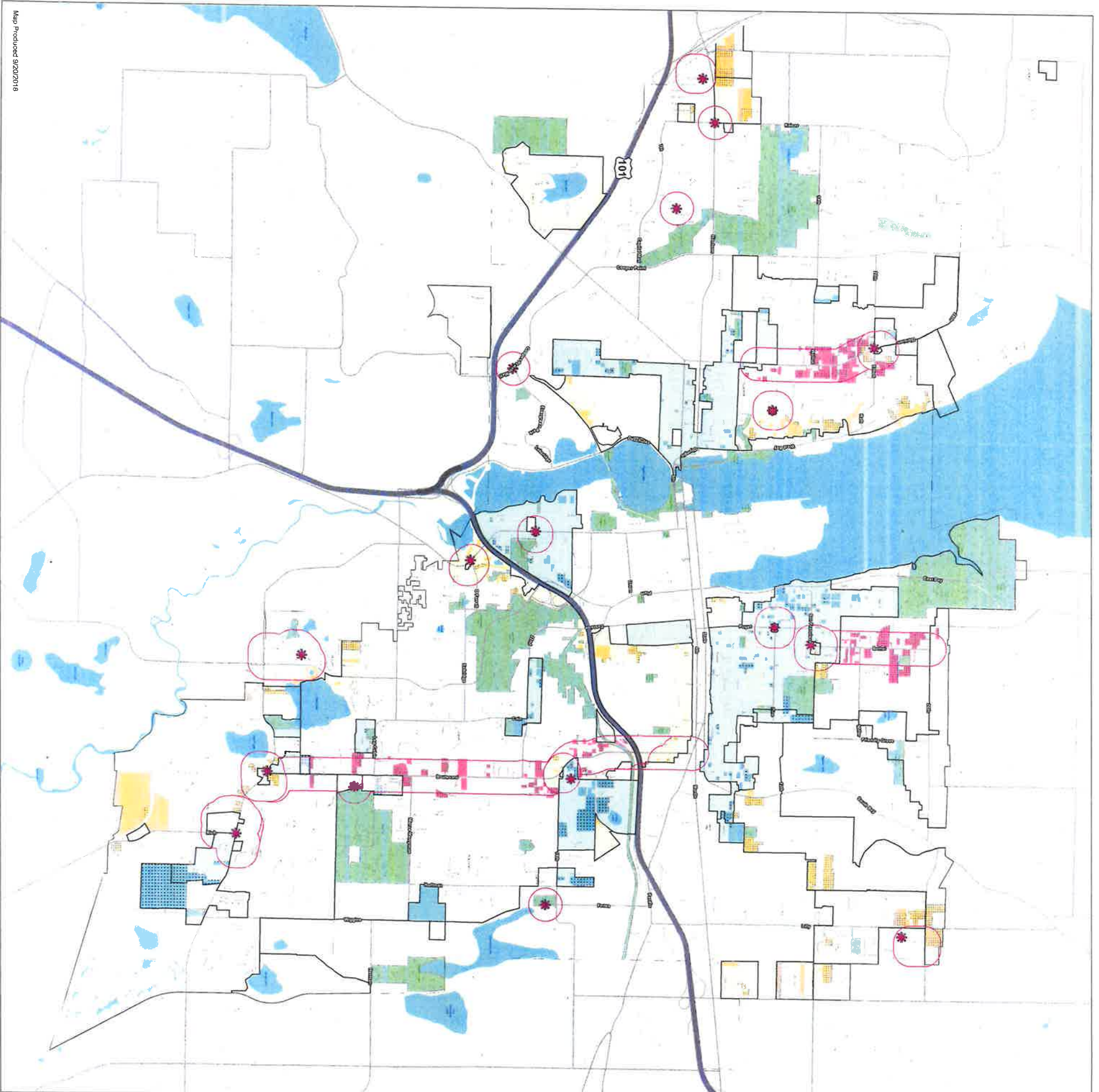
- Neighborhood Centers
- Parcels
- City Limits
- City UGA
- Parks
- Waterbodies

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

0 0.5 1 2 Miles



"Missing Middle" Residential Capacity Analysis

Fourplex: Minimum Lot Size Requirements

Minimum Lot Size

Zoning	Minimum Lot Size
R-6-12	9,600 sf
R-4-8* 600ft Buffer	13,000 sf
R-4-8* 600ft Buffer	13,000 sf

R-4-8* 600ft Buffer
(within 600' of commercial zoning)

13,000 sf

R-4-8* 600ft Buffer
(within 600' of commercial zoning)

13,000 sf

Individual Lots Meeting Minimum Size Requirements and Current Land Use Status

Zoning Vacant Redevelopable Total

R-6-12 40% 190

R-4-8* 600ft (commercial) 37% 153

R-4-8* 600ft (neighborhood centers and selected corridors) 28% 132

72%

Legend

Neighborhood Centers

Parcels

Parks

Waterbodies

City UGA

City Limits

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

Miles

0 0.5 1 2

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