

"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.



1 inch = 1,150 feet



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