

Zoning Designation

Missing Middle Update (Sept. 2018)	Minimum Lot Size	Triplexes	Fourplexes	Courtyard Apartments
Parcels with Additional Capacity Under Missing Middle	Minimum Lot Size	Vacant 101 (42%)	Vacant 75 (40%)	Vacant 51 (32%)
Parcels within 600' of Commercial Zones (COSC, CS-H, DB, GC, HDC 1-4, I, II, MS, NR, NV, PO/RM, PUD, and UV)	9,600 sqft.	Redevelopable 138 (58%)	Redevelopable 115 (60%)	Redevelopable 109 (68%)
Minimum Lot Size	7,200 sqft.	TOTAL 239	TOTAL 190	TOTAL 160
Parcels within 600' of Neighborhood Centers or Selected Corridors* only counting parcels not captured above in 600' buffer from commercial zoning . Selected corridors include: Bethel, Boulevard, and Division	9,600 sqft.	Vacant 69 (41%)	Vacant 57 (37%)	Vacant 46 (35%)
	9,600 sqft.	Redevelopable 98 (59%)	Redevelopable 96 (63%)	Redevelopable 87 (65%)
R-4-8 COMBINED TOTAL: Parcels within 600' of Neighborhood Centers, 3 Corridors (Bethel, Boulevard, and Division), and Commercial Zones	9,600 sqft.	TOTAL 116 (38%)	TOTAL 94 (33%)	TOTAL 74 (30%)
		142	132	113
		309	285	246

*This analysis does not make assumptions about the number of parcels that could be created through future lot subdivisions.

** Parcels identified by TRPC Missing Middle Land Capacity Analysis, projected counts shown here include parcels in the City and UGA.

Missing Middle Previous Recommendations	Triplexes	Fourplexes	Courtyard Apartments
Within 300ft of Transit Routes and Commercial Zones	Vacant 31%	Vacant 26%	Vacant 24%
Within 600ft of Transit Routes and Commercial Zones	Redevelopable 69%	Redevelopable 74%	Redevelopable 76%
	TOTAL 262	TOTAL 227	TOTAL 192
	36%	29%	27%
	64%	71%	73%
	412	357	306

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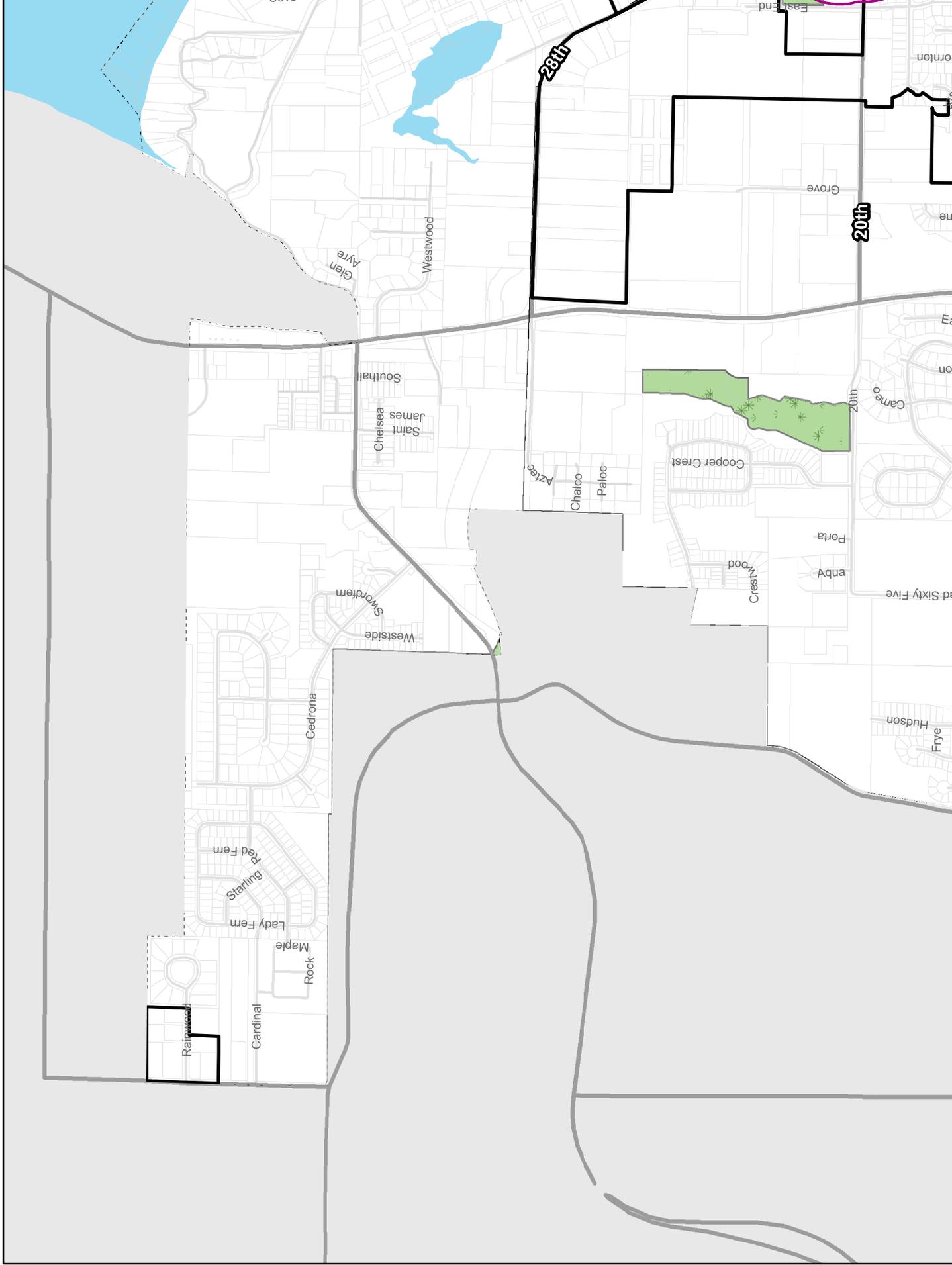
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Rainwood

Cardinal

Maple
Rock

Lady Fern

Starling

Ed Fern

Cedrona

Westside

Swordern

Chelsea

Saint James

Southern

Westwood

Glen Ayre

Paloc
Chaloo

Cooper Crest

Crestwood

Porta

Flye Hudson

nd Sixty Five

Cam

20th

28th

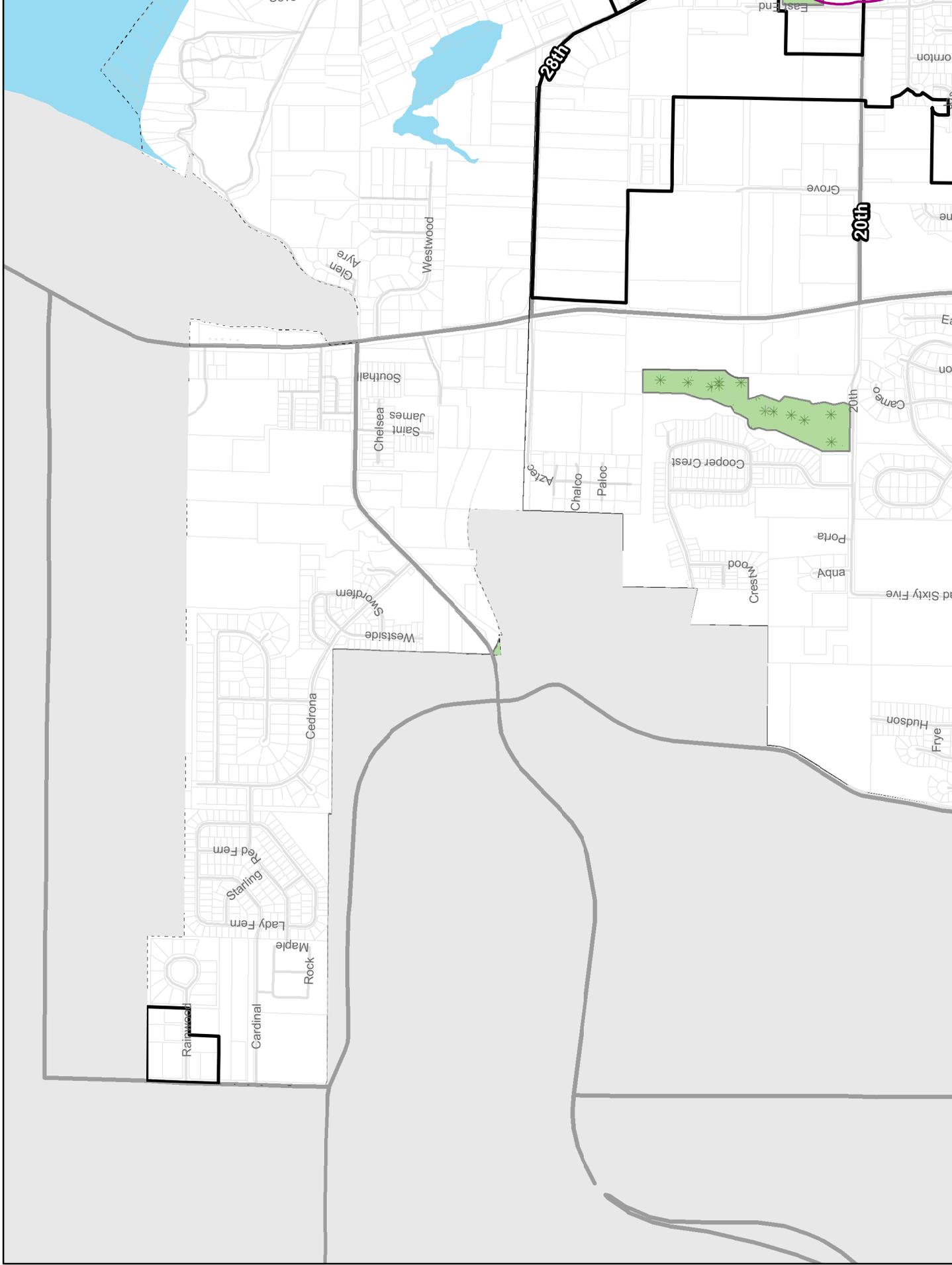
Grove

East End

ne

E

on



Rainwood

Cardinal

Maple

Lady Fern

Starting

Ted Fern

Cedrona

Westside

Swordern

Chelsea

Saint James

Southall

Westwood

Glen Ayre

Paloc

Chaloc

Cooper Crest

Crestwood

Portab

Hudson

Portab

Camden

20th

28th

