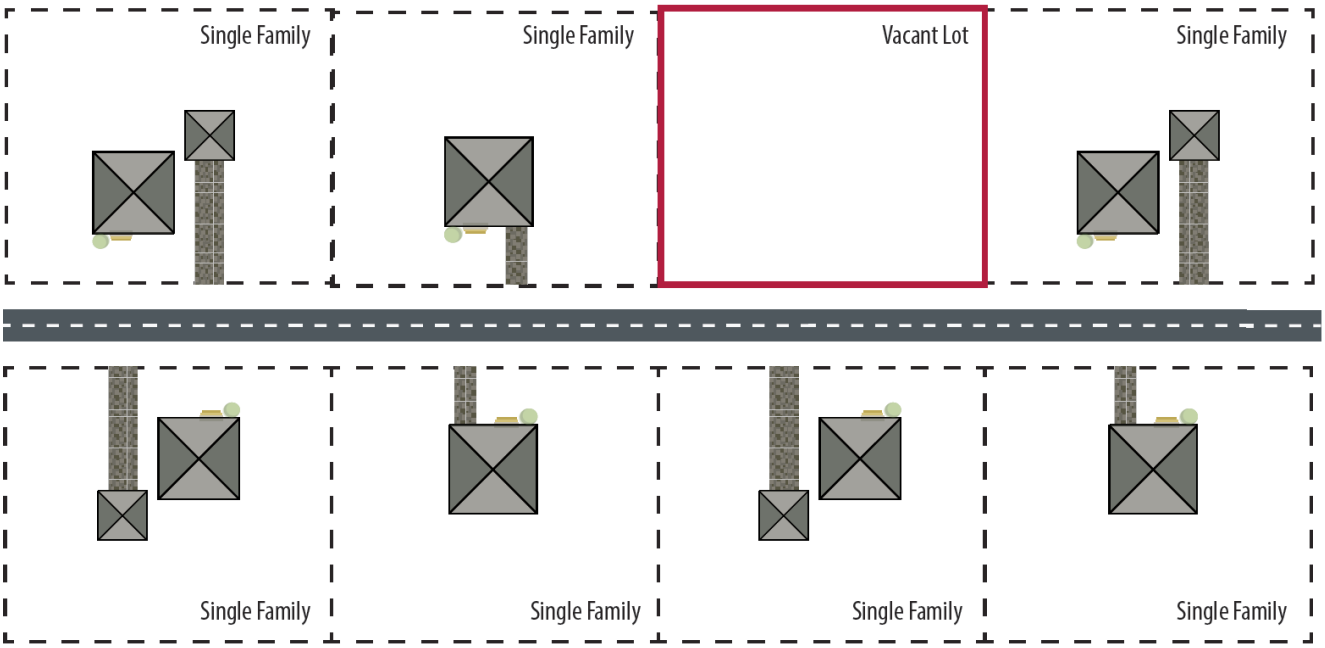
Infill Housing Opportunities – Example
10,000 sq. ft. Vacant Lot in the R4-8 Zoning District

January 2018

These are illustrated examples of various types of housing that could be allowed, under density and the proposed recommendations, on a hypothetical vacant lot located in a residential neighborhood.



Vacant Lot: Approximately 10,000 square feet (0.23 acres)
Examples shown assume approximately 4 units per acre for the existing development, while proposed options seek to maximize the development potential of the vacant lot (8 units per acre).

Maximum Under Current Zoning	Notes	Maximum Under Proposed Zoning	Notes
2 Single Family Houses	With or without an ADU	2 Single Family Houses	With or without an ADU
2 Townhouses	With 15% density bonus = 2.3 units, round down to 2.	3 Townhouses	Average minimum lot size of 3,000 square feet must be met.
		1 Duplex (2 units)	Meets minimum lot size of 7,200 sq. ft.
		1 Triplex (3 units)	Only if within 600 feet of a transit route or commercial zone. Meets minimum lot size of 9,600 sq. ft.

A fourplex would not be allowed because the lot is less than 13,000 square feet.
Courtyard apartments would not be allowed because the lot is less than 17,500 square feet.
Cottages would not be allowed because cottage developments must include at least 4 cottages.

Drawings not to scale. For illustrative purposes only.
All other adopted development standards would apply.

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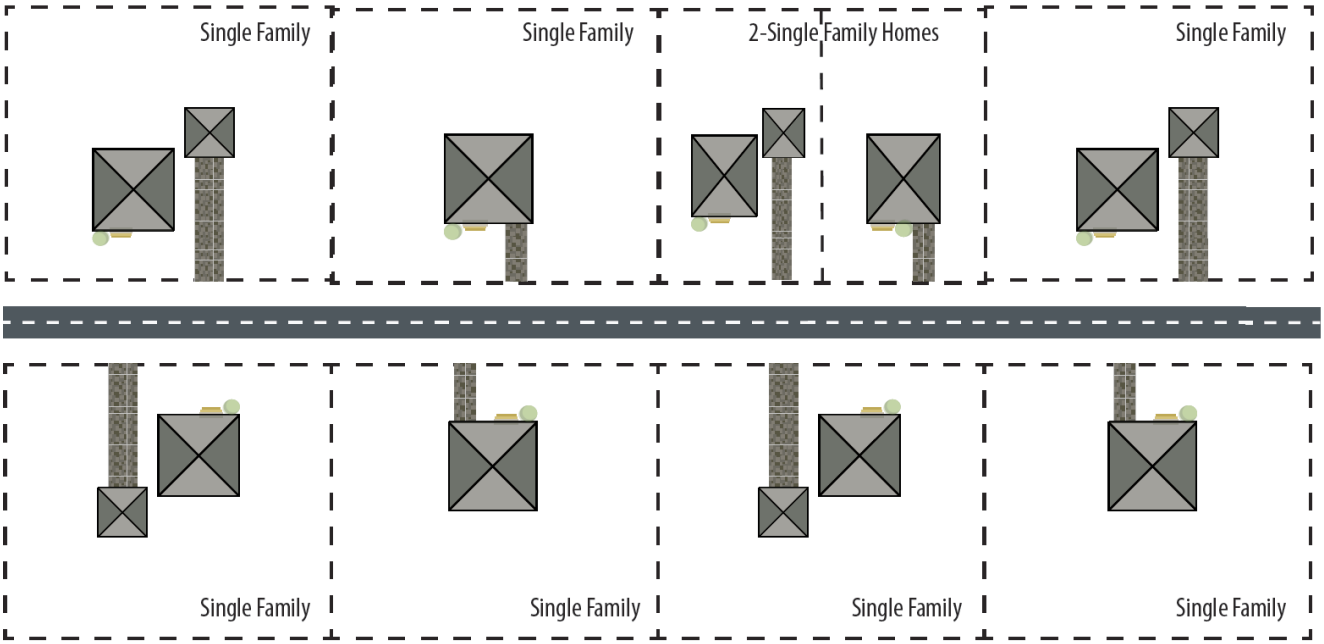
Two Single Family Houses

✅ Allowed under Current Zoning Standards

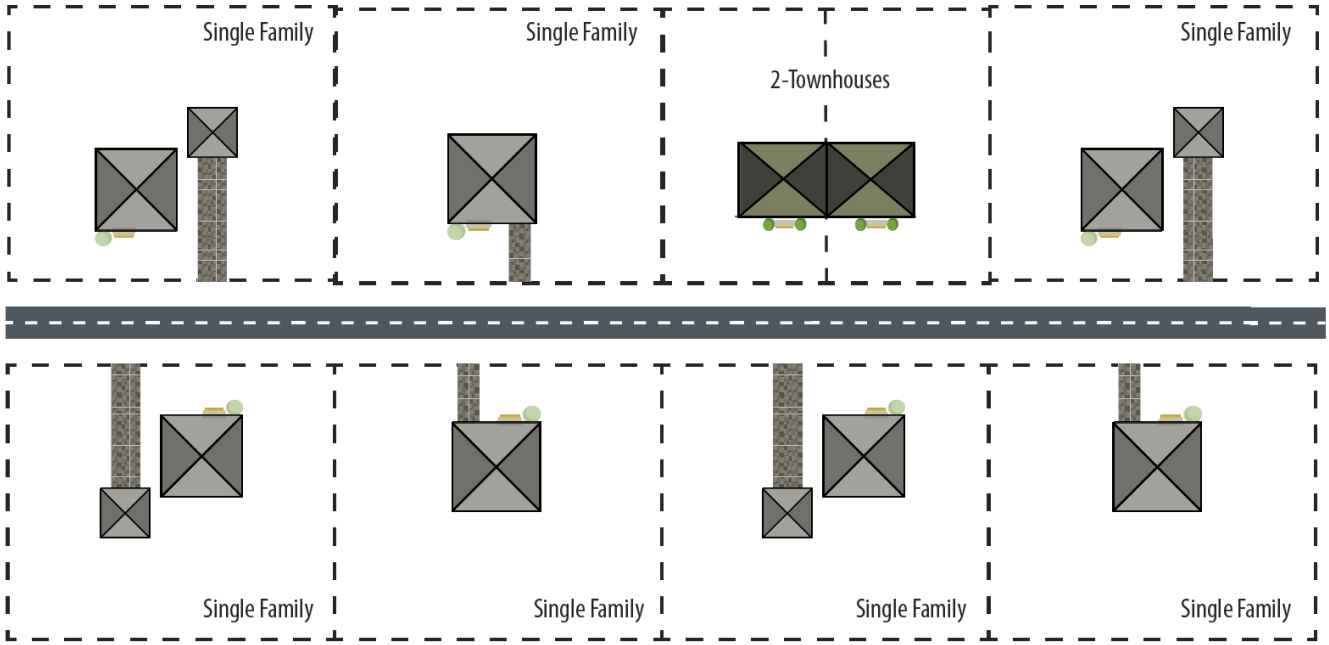
✅ Allowed under Proposed Zoning Standards



Two Townhouses

✅ Allowed under Current Zoning Standards

✅ Allowed under Proposed Zoning Standards



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Missing Middle Housing

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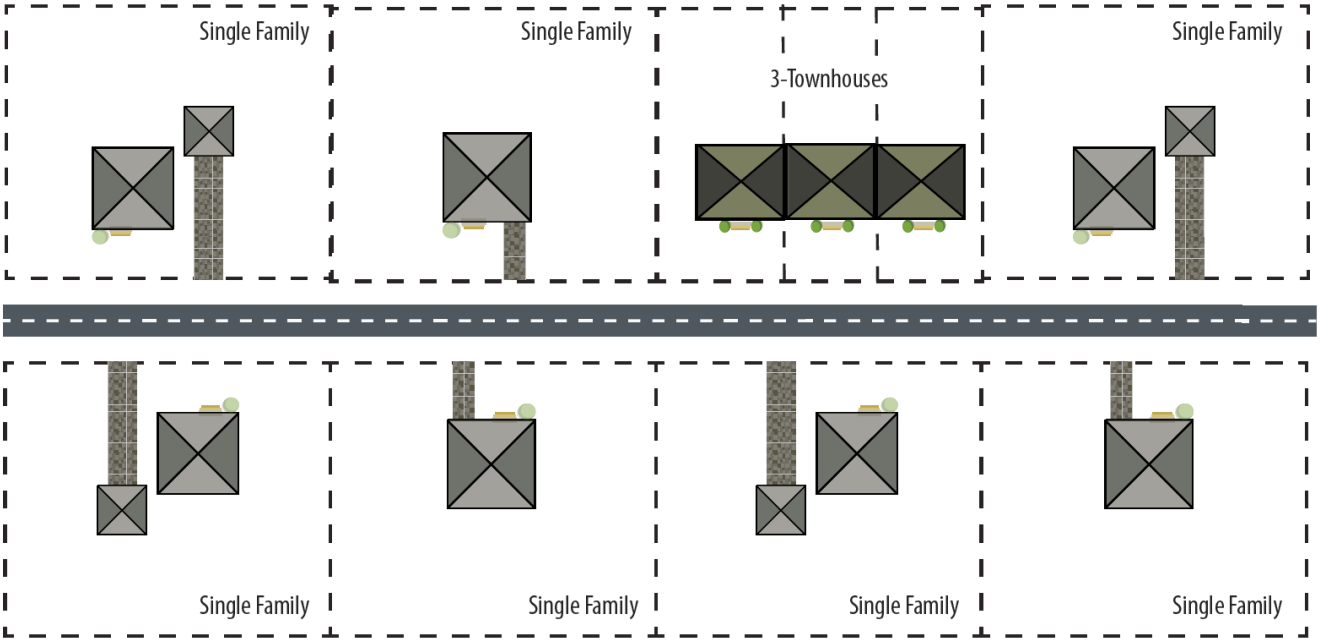
Three Townhouses

Not allowed under Current Zoning Standards

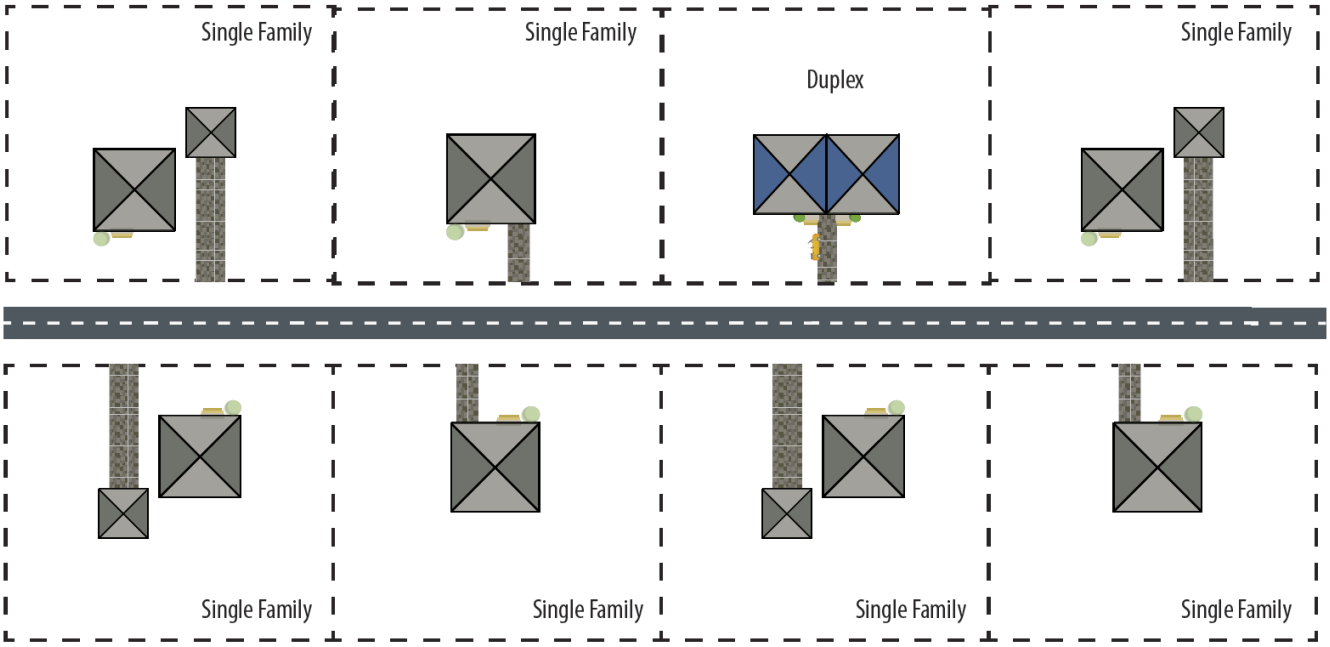
Allowed under Proposed Zoning Standards



One Duplex (2 Units)

Not allowed under Current Zoning Standards

Allowed under Proposed Zoning Standards



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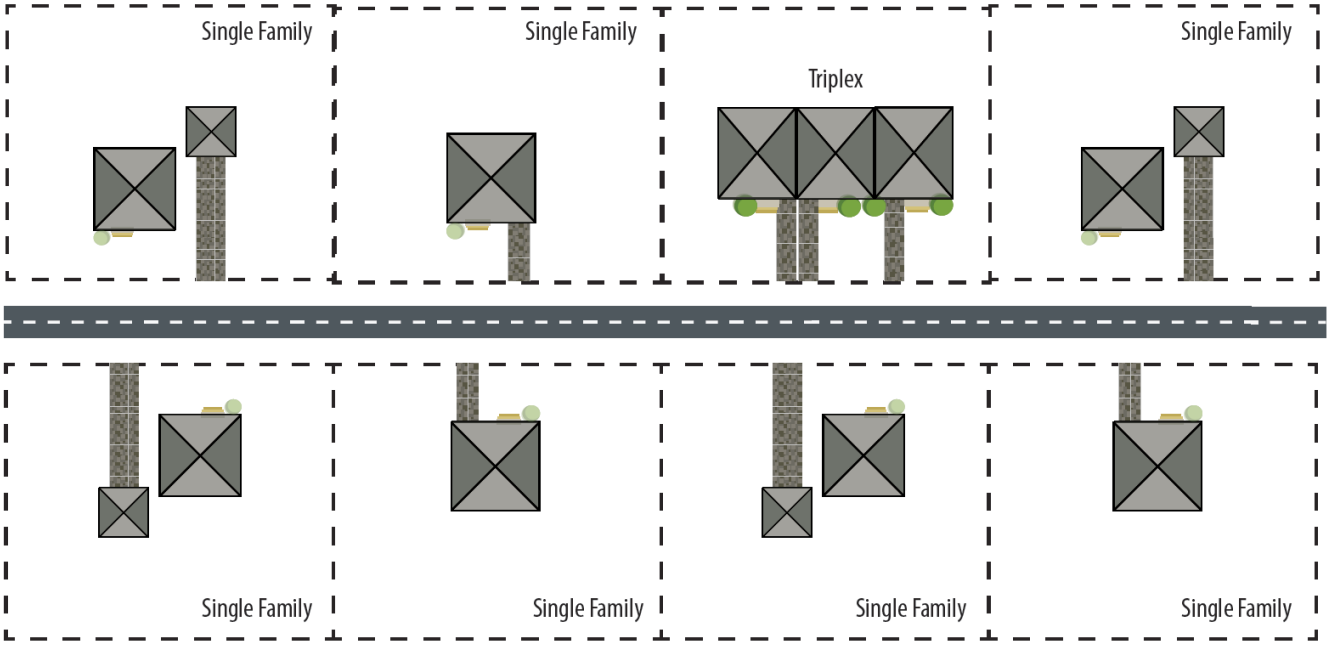
One Triplex (3 Units) - *Only if within 600 feet of a transit route or commercial zone*

❌ Not allowed under Current Zoning Standards

✅ Allowed under Proposed Zoning Standards



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