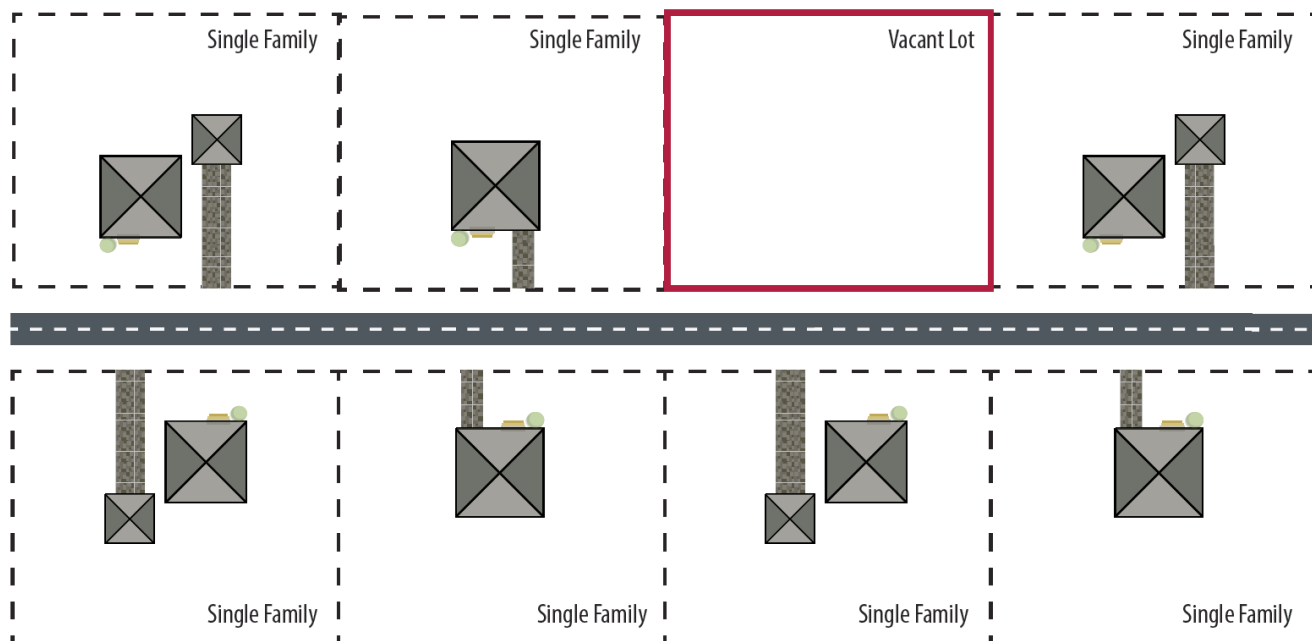


Infill Housing Opportunities – Example 10,000 sq. ft. Vacant Lot in the R6-12 Zoning District

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 6 units per acre for the existing development, while proposed options seek to maximize the development potential of the vacant lot (12 units per acre).

Maximum Under Current Zoning	Notes	Maximum Under Proposed Zoning	Notes
3 Single Family Houses	With or without an ADU	3 Single Family Houses	With or without an ADU
3 Townhouses	With 15% density bonus, 3.45 units, round down to 3	4 Townhouses	
4 Cottage Houses	With 20% density bonus applied	5 Cottage Houses	With 50% density bonus applied
1 Duplex (2 units)	Meets minimum lot size of 7,200 square feet.	1 Duplex (2 units)	Meets minimum lot size of 6,000 sq. ft.
		1 Triplex (3 units)	Meets minimum lot size of 7,200 sq. ft.
		1 Fourplex (4 units)	Meets minimum lot size of 9,600 sq. ft.

Courtyard Apartments would not be allowed because a minimum of 5 units is needed and the lot is less than 13,000 square feet.

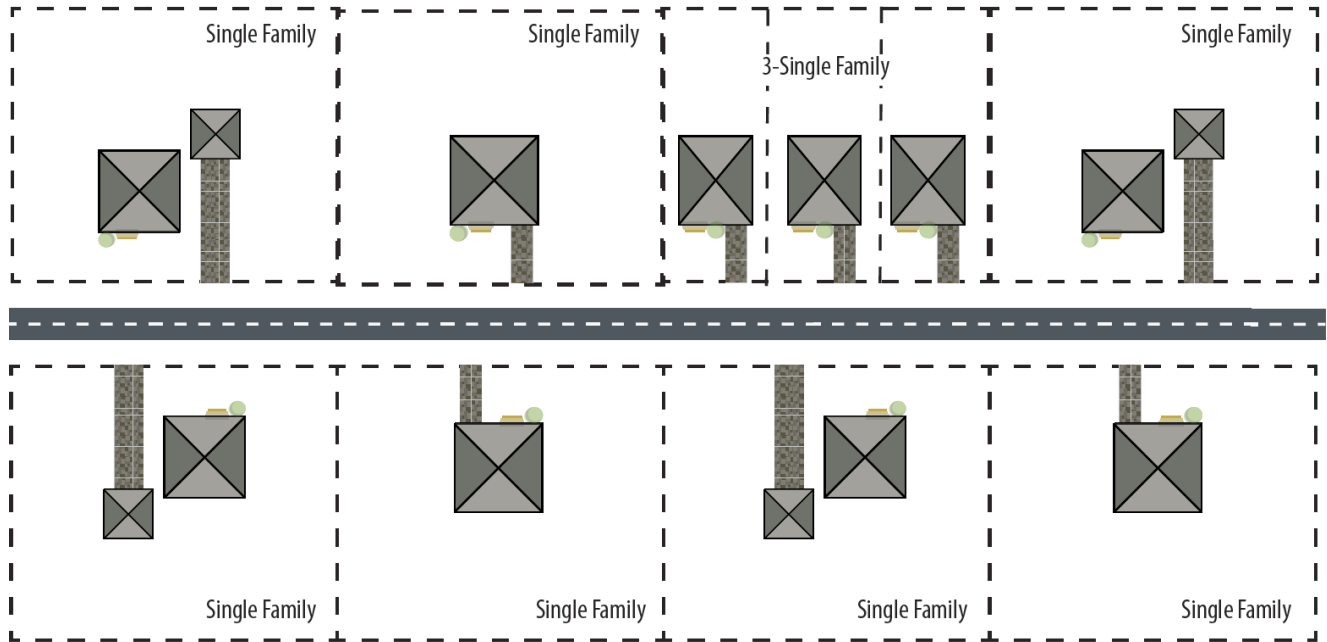
A Single Room Occupancy would not be allowed because the lot is less than 13,000 square feet.

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

Infill Housing Opportunities – Example 10,000 sq. ft. Vacant Lot in the R6-12 Zoning District

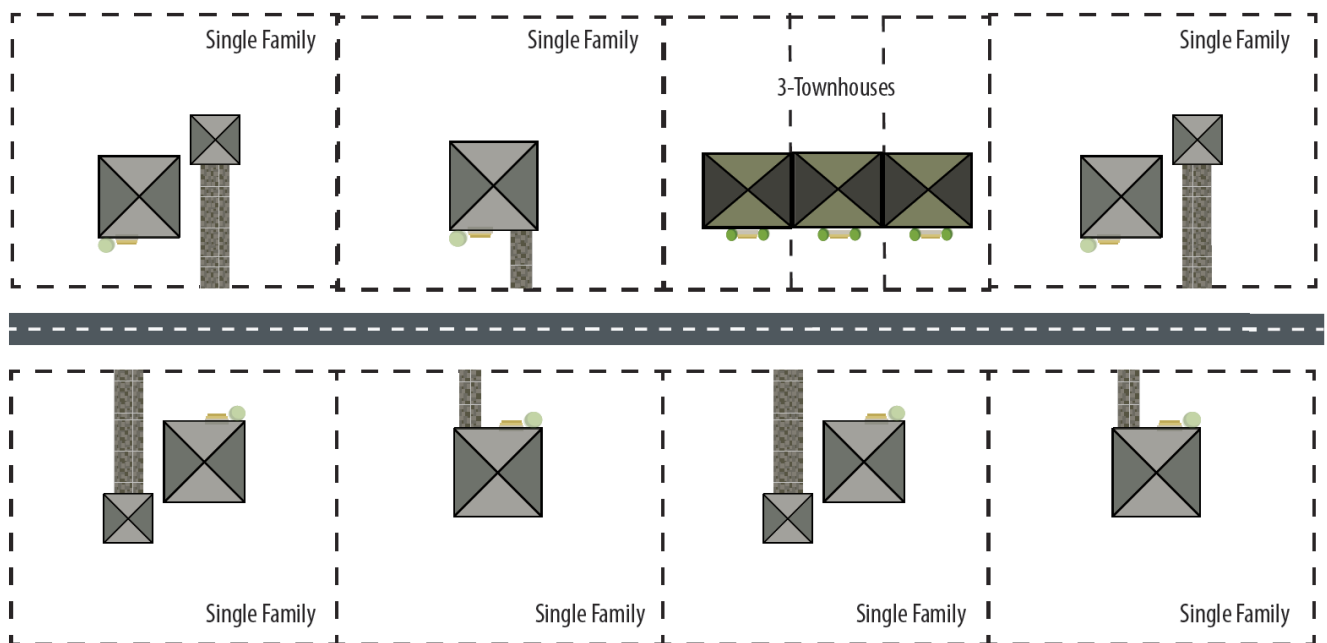
Three Single Family Houses

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



Three Townhouses

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards

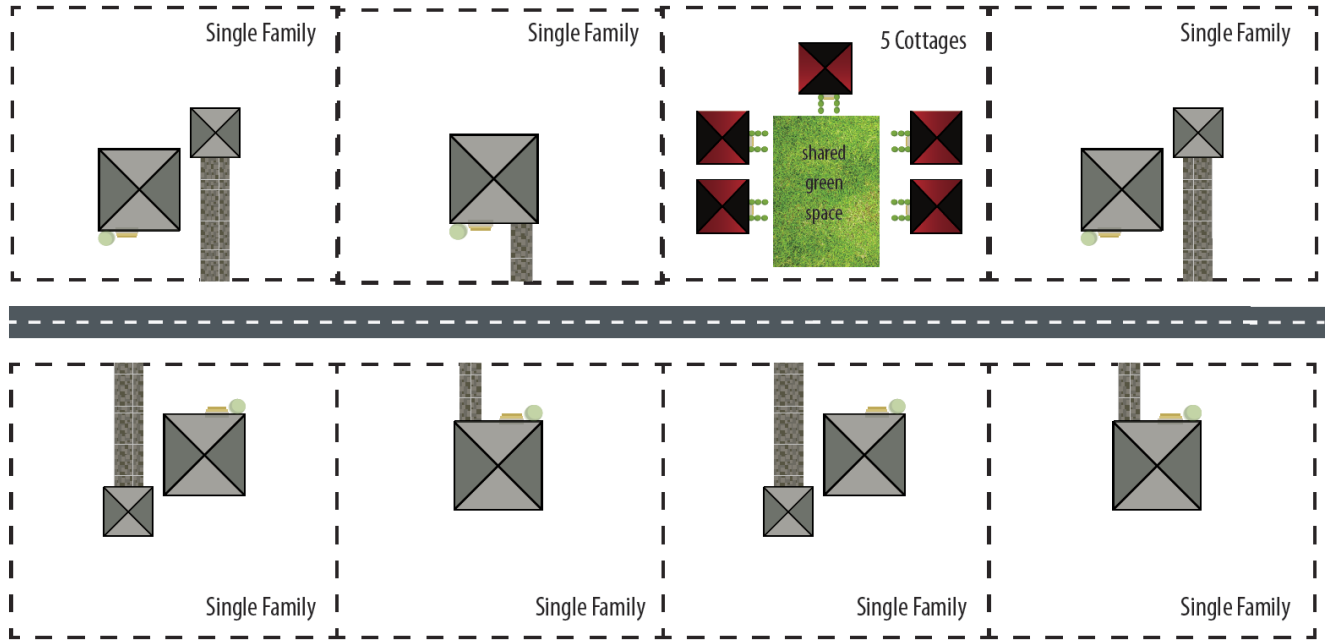


Infill Housing Opportunities – Example 10,000 sq. ft. Vacant Lot in the R6-12 Zoning District

Five Cottages (with 50% density bonus)

❌ Not allowed under **Current** Zoning Standards

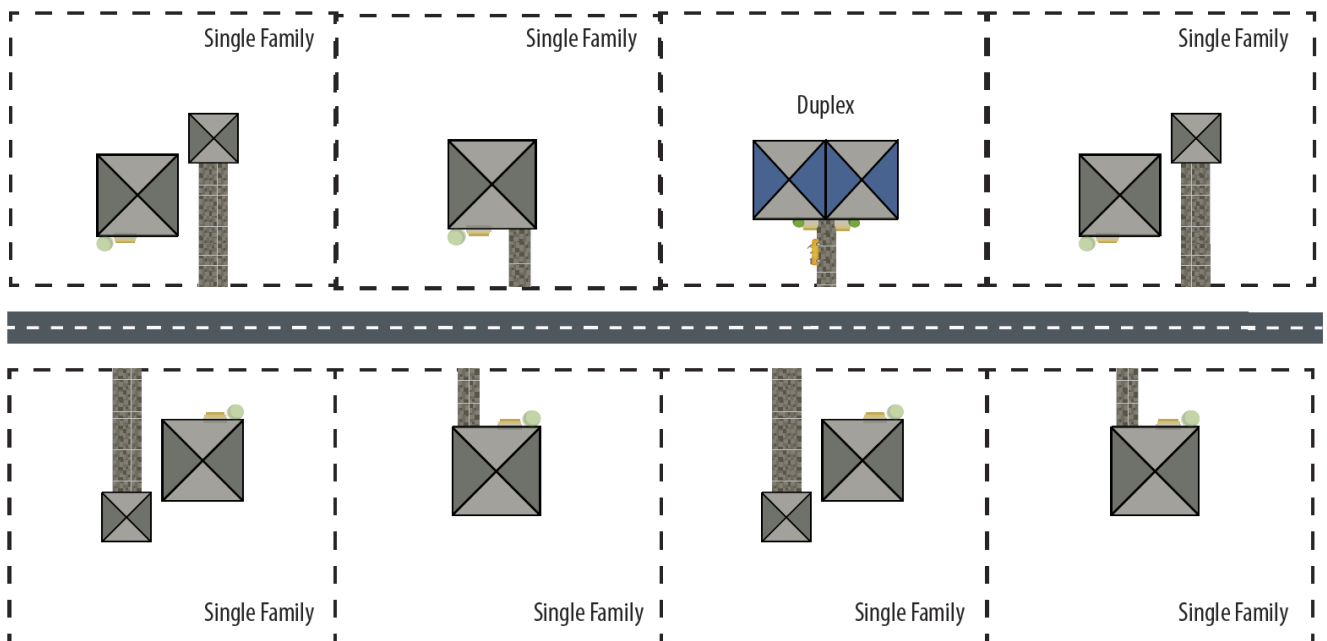
✅ Allowed under **Proposed** Zoning Standards



One Duplex (2 Units)

✅ Allowed under **Current** Zoning Standards

✅ Allowed under **Proposed** Zoning Standards

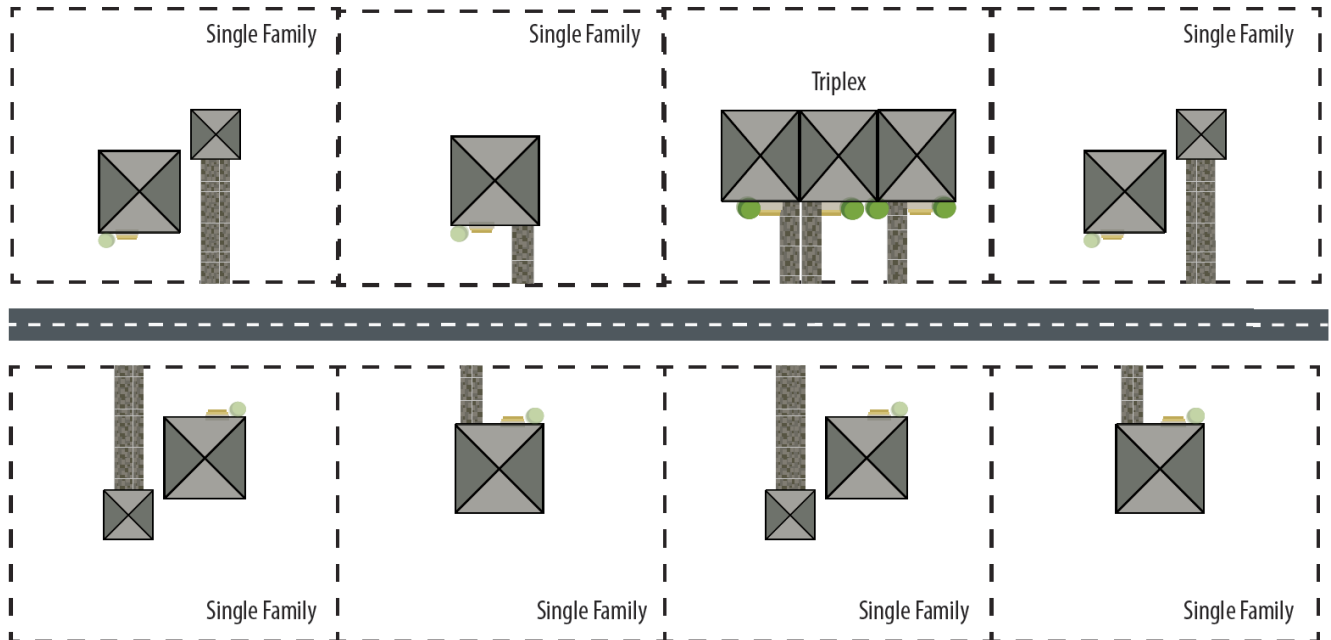


Infill Housing Opportunities – Example 10,000 sq. ft. Vacant Lot in the R6-12 Zoning District

One Triplex (3 Units)

❌ Not allowed under **Current** Zoning Standards

✅ Allowed under **Proposed** Zoning Standards



One Fourplex (4 Units)

❌ Not allowed under **Current** Zoning Standards

✅ Allowed under **Proposed** Zoning Standards

