

Development Scenarios: Example RU-5 Urban Tier Infill



These are illustrative examples of the various types of housing that could be allowed under the proposed recommendations on a half-acre vacant lot located in a residential neighborhood zoned RU-5.

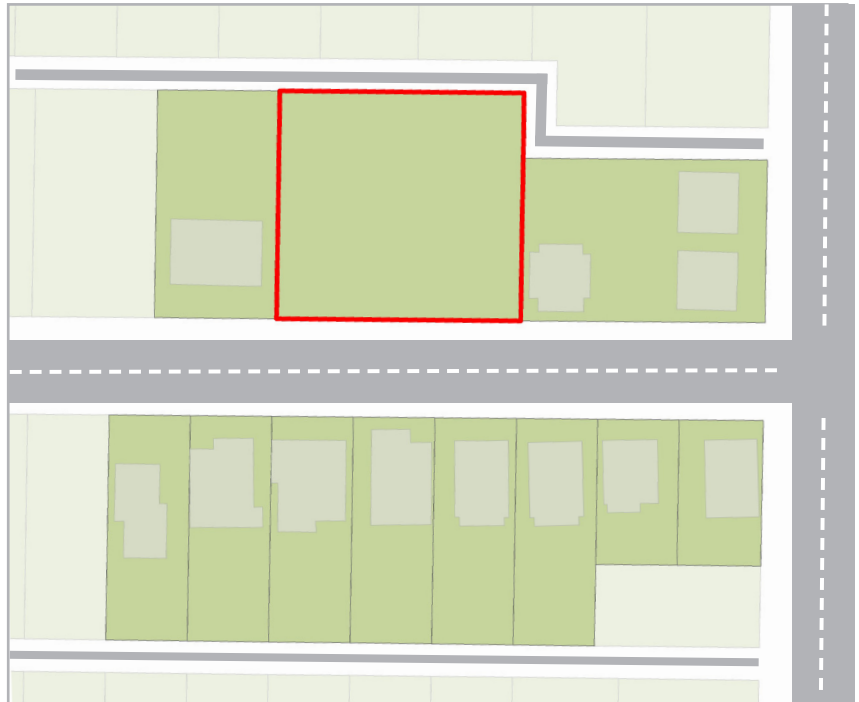
Site Characteristics

Lot Width: 150 feet

Lot Depth: 140 feet

Lot Area: approximately 0.5 acres

Zoning District: RU-5, Infill Standards



Development Scenario Summary Table

	Current Standards (Maximum) ¹			Proposed Standards (Maximum) ¹			Proposed Standards Using Affordable Housing Bonus ² (Maximum)		
	Primary Units	Accessory Units	Notes	Primary Units	Accessory Units	Notes	Primary Units	Accessory Units	Notes
Single Family	2 units	1/unit	4 units with Affordable Housing Bonus ²	4 units	1/unit		5 Single-Family Homes	1/unit	
Small House ³ (NEW)	Not Permitted			6 units	1 attached/unit	Only Attached ADUs permitted	8 units	1 attached/unit	Only Attached ADUs permitted
Duplex	Not Permitted			3 buildings (6 units)	1/building		5 buildings (10 units)	1/building	
Town-house	Not Applicable	NA	Only allowed in cluster subdivisions and major thoroughfares; not applicable to this site	Allowed, but not applicable	NA	Only allowed in cluster subdivisions and major thoroughfares; not applicable to this site	Allowed, but not applicable	NA	Only allowed in cluster subdivisions and major thoroughfares; not applicable to this site
Multiplex or Apartment	Not Permitted			Not Permitted			Not Permitted		

1. Density maximums can limit the amount of units in a development even if dimensional requirements can be met. Density maximums also do not currently apply to Accessory Units (ADUs). The current maximum allowed density is 8 dwelling units/acre, equating to FOUR units for this site. The proposed maximum is 12 dwelling units/acre, equating to SIX units for this site.

2. The Affordable Housing Density Bonus is available only to projects that meet minimum eligibility requirements per UDO Section 6.6, and enables a project to exceed standard maximum density requirements, and receive lot area and width reductions.

3. Proposed "Small House" would not be held to a density limit.

Development Scenarios: Example RU-5 Urban Tier Infill

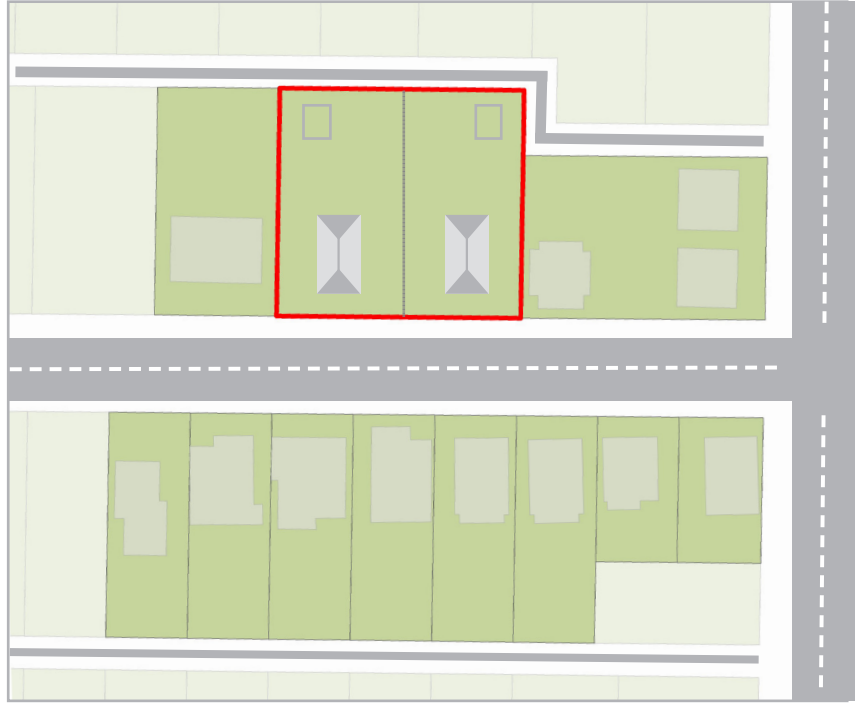


Two single-family homes

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

Notes:

- Current zoning would allow only two single-family homes on 12,500 square foot lots. This is due to the way lot widths are currently calculated in Section 6.8 Infill Standards.
- Each single-family unit would also permit up to one Accessory Dwelling Unit
- The Affordable Housing Density Bonus (Section 6.6) could allow more units to be built.

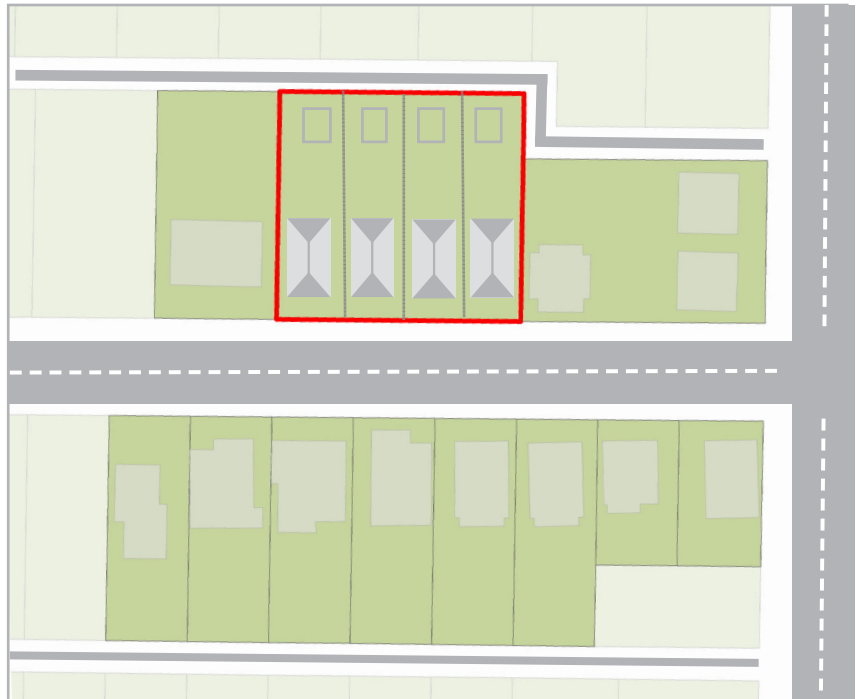


Four single-family homes

- ✗ Not allowed under **Current** Zoning
- ✓ Allowed under **Proposed** Zoning

Notes:

- Current zoning would allow only two single-family homes on 12,500 square foot lots. This is due to the way lot widths are currently calculated in Section 6.8 Infill Standards.
- Each single-family unit would also permit up to one Accessory Dwelling Unit
- As the table indicates, using the Affordable Housing Density Bonus (Section 6.6) could allow more units to be built.



*Drawings are not to scale.
For illustrative purposes only.*

Development Scenarios: Example RU-5 Urban Tier Infill



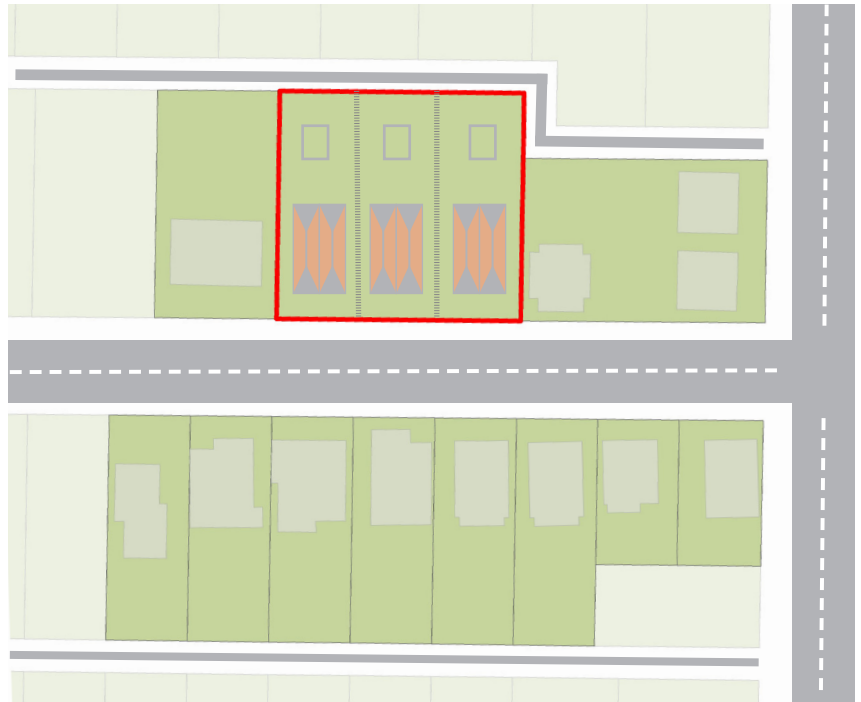
Three Duplexes (6 units)

 Not allowed under **Current** Zoning


 Allowed under **Proposed** Zoning

Notes:

- Current zoning (RU-5) does not permit duplexes.
- As the table indicates, using the Affordable Housing Density Bonus (Section 6.6) could allow more units to be built.



Six Small Houses

 Not allowed under **Current** Zoning

 Allowed under **Proposed** Zoning

Notes:

- Small houses on small lots are a proposed new housing type
- Only attached ADUs are permitted
- As the table indicates, using the Affordable Housing Density Bonus (Section 6.6) could allow more units to be built.



Development Scenarios: Example RU-5(2) Urban Tier Infill



These are illustrative examples of the various types of housing that could be allowed under the proposed recommendations on a half-acre vacant lot located in a residential neighborhood zoned RU-5(2).

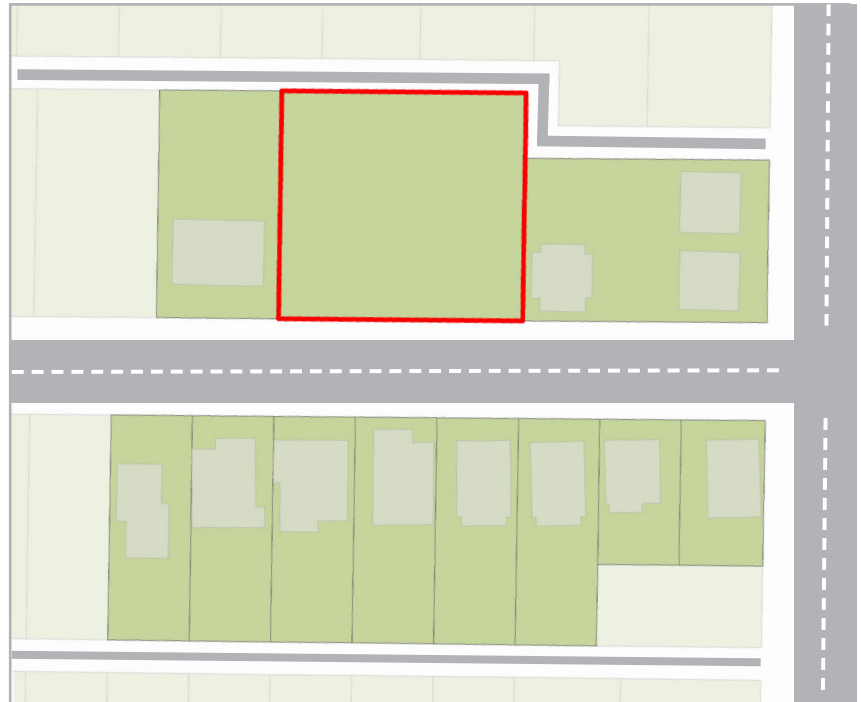
Site Characteristics

Lot Width: 150 feet

Lot Depth: 140 feet

Lot Area: 0.5 acres (approximately)

Zoning District: RU-5 (2), Infill
Standards Apply



Development Scenario Summary Table

	Current Standards (Maximum) ¹			Proposed Standards (Maximum) ¹			Proposed Standards Using Affordable Housing Bonus ² (Maximum)		
	Primary Units	Accessory Units	Notes	Primary Units	Accessory Units	Notes	Primary Units	Accessory Units	Notes
Single Family	2 units	1/unit	4 units with Affordable Housing Bonus ²	4 units	1/unit		5 units	1/unit	
Small House ³ (NEW)	Not Applicable			6 units	1 attached/ unit	Only Attached ADUs permitted	8 units	1 attached/unit	Only Attached ADUs permitted
Duplex	2 buildings (4 units)	Not permitted		3 buildings (6 units)	1/building		5 buildings (10 units)	1/building	
Town- house	Allowed, but not applicable	NA	Limited due to Infill Standards	6 units	1/unit	Assumes 20' lot width	7 units	1/unit	Assumes 20' lot width
Multiplex or Apart- ment	Not Permitted			Not Permitted			Not Permitted		

1. Density maximums can limit the amount of units in a development even if dimensional requirements can be met. Density maximums also do not currently apply to Accessory Units (ADUs). The current maximum allowed density is 8 dwelling units/acre, equating to FOUR units for this site. The proposed maximum is 12 dwelling units/acre, equating to SIX units for this site.

2. The Affordable Housing Density Bonus is available only to projects that meet minimum eligibility requirements per UDO Section 6.6, and enables a project to exceed standard maximum density requirements, and receive lot area and width reductions.

3. Proposed "Small House" would not be held to a density limit.

Development Scenarios: Example

RU-5(2) Urban Tier Infill

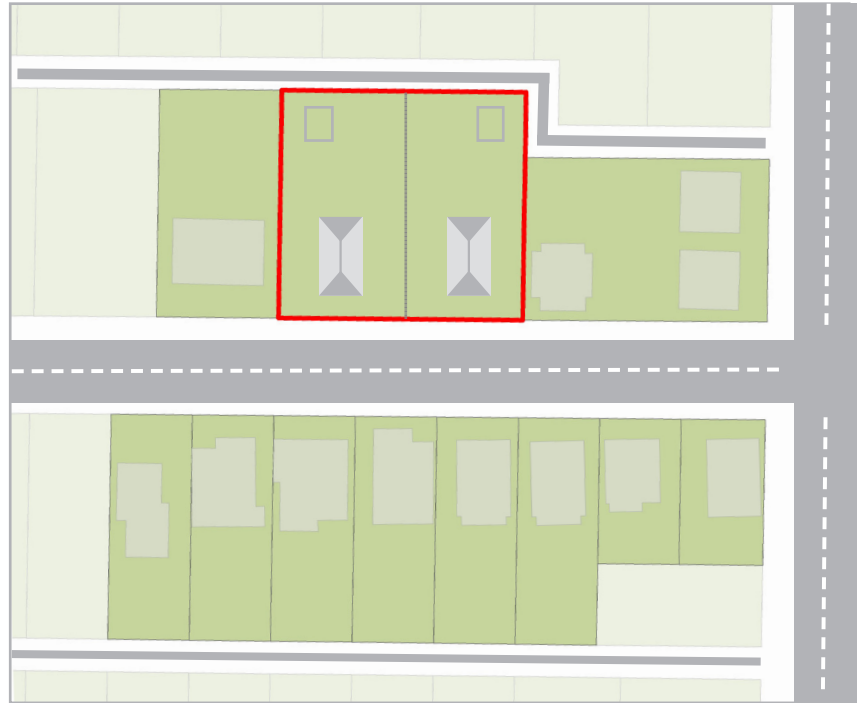


Two single-family homes

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

Notes:

- Current zoning would allow only two single-family homes on 12,500 square foot lots. This is due to the way lot widths are currently calculated in Section 6.8 Infill Standards.
- Each single-family unit would also permit up to one Accessory Dwelling Unit
- The Affordable Housing Density Bonus (Section 6.6) could allow more units to be built.

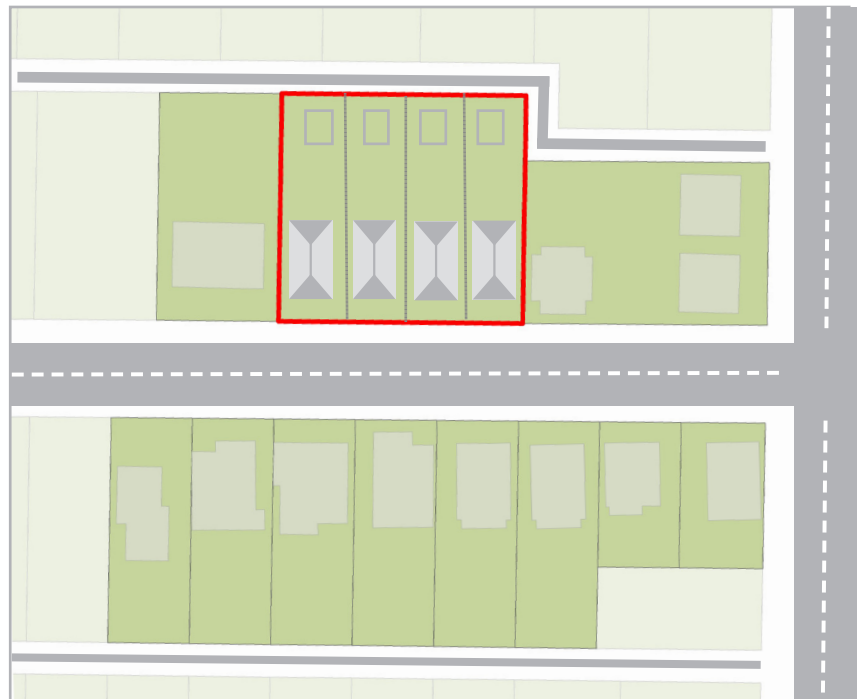


Four single-family homes

- ✗ Not allowed under **Current** Zoning
- ✓ Allowed under **Proposed** Zoning

Notes:

- Current zoning would allow only two single-family homes on 12,500 square foot lots. This is due to the way lot widths are currently calculated in Section 6.8 Infill Standards
- Each single-family unit would also permit up to one Accessory Dwelling Unit
- As the table indicates, using the Affordable Housing Density Bonus (Section 6.6) could allow more units to be built





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Development Scenarios: Example

RU-5(2) Urban Tier Infill



Three Duplexes (6 units)



-  Not allowed under **Current** Zoning (two duplexes are allowed)
-  Allowed under **Proposed** Zoning

Notes:

- Current zoning would permit two duplexes (4 units)
- As the table indicates, using the Affordable Housing Density Bonus (Section 6.6) could allow more units to be built
- The proposal would also allow one ADU per duplex lot



Six Small Houses

-  Not allowed under **Current** Zoning
-  Allowed under **Proposed** Zoning

Notes:

- Small houses on small lots are a proposed new housing type
- Only attached ADUs are permitted
- As the table indicates, using the Affordable Housing Density Bonus (Section 6.6) could allow more units to be built




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Development Scenarios: Example

RU-5(2) Urban Tier Infill

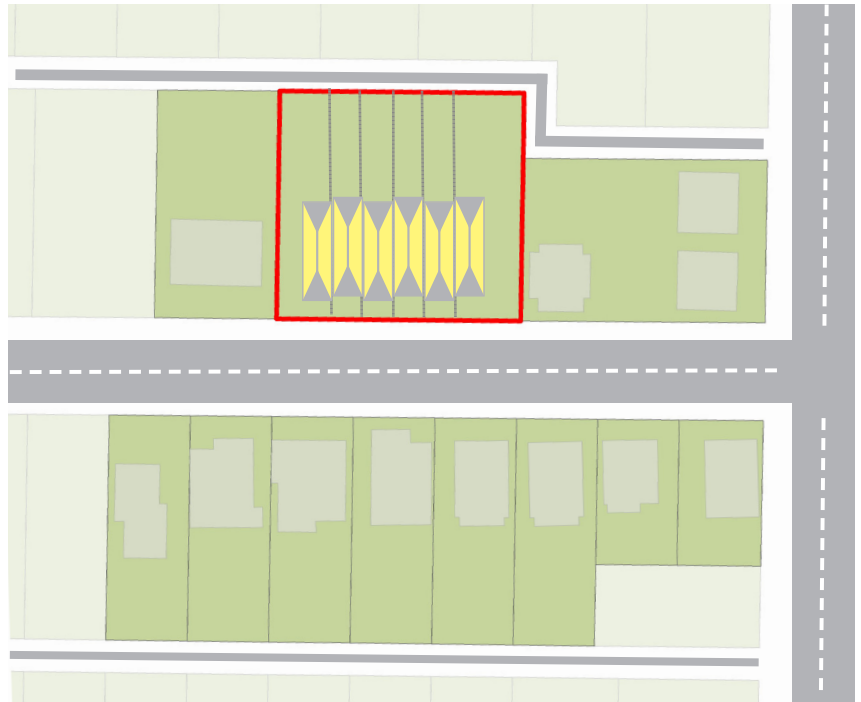


6 Townhouses (6 units)

 Not allowed under **Current** Zoning

 Allowed under **Proposed** Zoning

- Although townhouses are technically allowed, the infill standards preclude them due to lot width requirements
- ADUs are permitted
- As the table indicates, using the Affordable Housing Density Bonus (Section 6.6) could allow more units to be built



Development Scenarios: Example RS-8 Urban Tier Infill



These are illustrative examples of the various types of housing that could be allowed under the proposed recommendations on a vacant lot located in a residential neighborhood zoned RS-8 in the Urban Tier.

Site Characteristics

Lot Width: 75 feet

Lot Depth: 150 feet

Lot Area: 11,600 SF

Zoning District: RS-8 in the Urban Tier,
Infill Standards Apply



Development Scenario Summary Table

	Current Standards (Maximum) ¹			Proposed Standards (Maximum) ¹			Proposed Standards Using Affordable Housing Bonus ²		
	Primary Units	Accessory Units	Notes	Primary Units	Accessory Units	Notes	Primary Units	Accessory Units	Notes
Single Family	1 unit	1/unit	1 unit with Affordable Housing Bonus ²	2 units	1/unit		2 units	1/unit	
Small House ³ (NEW)	Not Permitted			3 units	1 attached/unit	Only Attached ADUs permitted	4 units	1 attached/unit	Only Attached ADUs permitted
Duplex	Not Permitted			1 building (2 units)	1/building		2 buildings (4 units)	1/building	
Townhouse	Not Permitted			Allowed, but not applicable		Only allowed in Cluster Subdivisions, not applicable to this site	Allowed, but not applicable		Only allowed in Cluster Subdivisions, not applicable to this site
Multiplex or Apartment	Not Permitted			Not Permitted			Not Permitted		

1. Density maximums can limit the amount of units in a development even if dimensional requirements can be met. Density maximums also do not currently apply to Accessory Units (ADUs). The current maximum allowed density is 5 dwelling units/acre, equating to ONE unit for this site. The proposed maximum is 9 dwelling units/acre for the Urban Tier, equating to TWO units for this site.

2. The Affordable Housing Density Bonus is available only to projects that meet minimum eligibility requirements per UDO Section 6.6, and enables a project to exceed standard maximum density requirements and receive lot area and width reductions.

3. Proposed "Small House" would not be held to a density limit.

Development Scenarios: Example RS-8 Urban Tier Infill



One single-family home

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

Notes:

- Current zoning would allow one house to be built, plus an accessory unit; this development scenario would also be permitted under proposed recommendations.



Two single-family homes

- ✗ Not allowed under **Current** Zoning
- ✓ Allowed under **Proposed** Zoning

Notes:

- Reducing the required minimum lot area from 8,000 SF to 5,000 means that two lots could be permitted under the proposed recommendations, although because of minimum lot widths, the second lot would be a flag lot.



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Development Scenarios: Example RS-8 Urban Tier Infill



One Duplex (2 units)

 Not allowed under **Current** Zoning


 Allowed under **Proposed** Zoning

Notes:

- Proposed zoning rules would permit one duplex
- As the table indicates, using the Affordable Housing Density Bonus (Section 6.6) could allow more units to be built.



Three Small Houses

 Not allowed under **Current** Zoning

 Allowed under **Proposed** Zoning

Notes:

- A 75' lot could be divided into three "Small Houses" where the building footprint and overall house size is capped.
- As the table indicates, using the Affordable Housing Density Bonus (Section 6.6) could allow more units to be built.



Development Scenarios: Example RS-10 Urban Tier Infill



These are illustrative examples of the various types of housing that could be allowed under the proposed recommendations on a vacant lot located in a residential neighborhood zoned RS-10 in the Urban Tier.

Site Characteristics

Lot Width: 75 feet

Lot Depth: 150 feet

Lot Area: approximately 11,600 SF

Zoning District: RS-10 in the Urban Tier, Infill Standards Apply



Development Scenario Summary Table

	Current Standards (Maximum) ¹			Proposed Standards (Maximum) ¹			Proposed Standards Using Affordable Housing Bonus ²		
	Primary Units	Accessory Units	Notes	Primary Units	Accessory Units	Notes	Primary Units	Accessory Units	Notes
Single Family	1 unit	1/unit	1 unit with Affordable Housing Bonus ²	1 units	1/unit		2 units	1/unit	
Small House ³ (NEW)	Not Permitted			3 units	1 attached/unit	Only Attached ADUs permitted	4 units	1 attached/unit	Only Attached ADUs permitted
Duplex	Not Permitted			1 building (2 units)	1/building		2 buildings (4 units)	1/building	
Townhouse	Not Permitted			Allowed, but not applicable	NA	Only allowed in Cluster Subdivisions, not applicable to this site	Allowed, but not applicable	NA	Only allowed in Cluster Subdivisions, not applicable to this site
Multiplex or Apartment	Not Permitted			Not Permitted			Not Permitted		

1.Density maximums can limit the amount of units in a development even if dimensional requirements can be met. Density maximums also do not currently apply to Accessory Units (ADUs). The current maximum allowed density is 5 dwelling units/acre, equating to ONE unit for this site. The proposed maximum is 9 dwelling units/acre for the Urban Tier, equating to TWO units for this site.

2.The Affordable Housing Density Bonus is available only to projects that meet minimum eligibility requirements per UDO Section 6.6, and enables a project to exceed standard maximum density requirements and receive lot area and width reductions.

3.Proposed "Small House" would not be held to a density limit.

Development Scenarios: Example RS-10 Urban Tier Infill



One single-family home

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

Notes:

- Current zoning would allow one house to be built, plus an accessory unit; this development scenario would also be permitted under proposed recommendations.



One Duplex (2 units)

- ✗ Not allowed under **Current** Zoning
- ✓ Allowed under **Proposed** Zoning

Notes:

- Proposed zoning rules would permit one duplex
- As the table indicates, using the Affordable Housing Density Bonus (Section 6.6) could allow more units to be built.




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For illustrative purposes only.*

Development Scenarios: Example RS-10 Urban Tier Infill



Three Small Houses

 Not allowed under **Current** Zoning

 Allowed under **Proposed** Zoning

Notes:

- A 75' lot could be divided into three "Small Houses" where the building footprint and overall house size is capped.
- As the table indicates, using the Affordable Housing Density Bonus (Section 6.6) could allow more units to be built.



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