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**

<table>
<thead>
<tr>
<th>Development Scenario</th>
<th>Current Standards (Maximum)¹</th>
<th>Proposed Standards (Maximum)¹</th>
<th>Proposed Standards Using Affordable Housing Bonus ² (Maximum)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Primary Units</strong></td>
<td><strong>Accessory Units</strong></td>
<td><strong>Notes</strong></td>
<td><strong>Primary Units</strong></td>
</tr>
<tr>
<td>Single Family</td>
<td>2 units</td>
<td>1/unit</td>
<td>4 units with Affordable Housing Bonus ²</td>
</tr>
<tr>
<td>Small House³ (NEW)</td>
<td>Not Applicable</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex</td>
<td>2 buildings (4 units)</td>
<td>Not permitted</td>
<td>3 buildings (6 units)</td>
</tr>
<tr>
<td>Townhouse</td>
<td>Allowed, but not applicable</td>
<td>NA</td>
<td>Limited due to Infill Standards</td>
</tr>
<tr>
<td>Multiplex or Apartment</td>
<td>Not Permitted</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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.
**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(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

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