

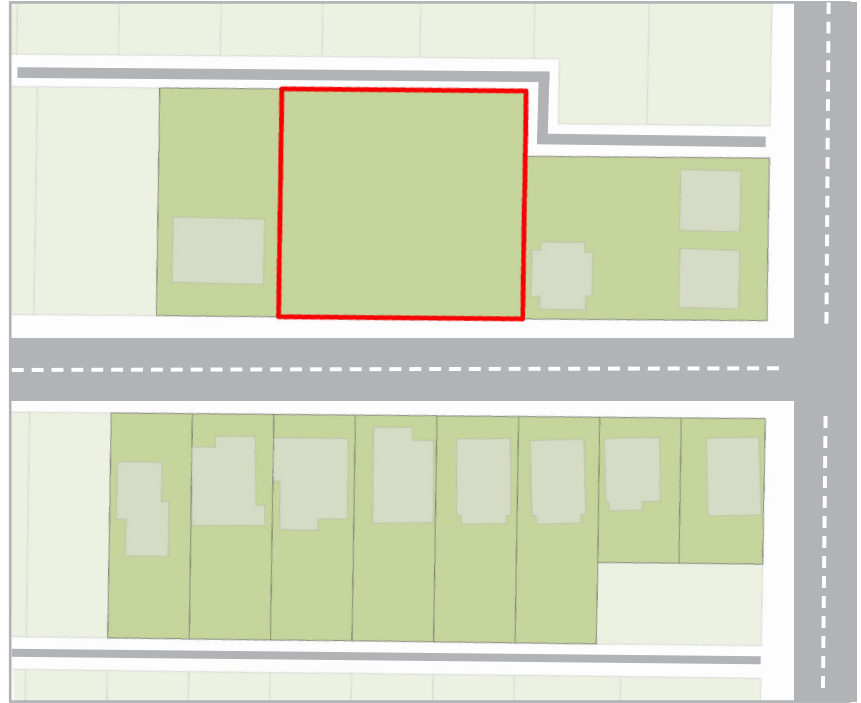
Development Scenarios: Example RU-5(2) Urban Tier Infill



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 Apartment	Not Permitted			Not Permitted			Not Permitted		

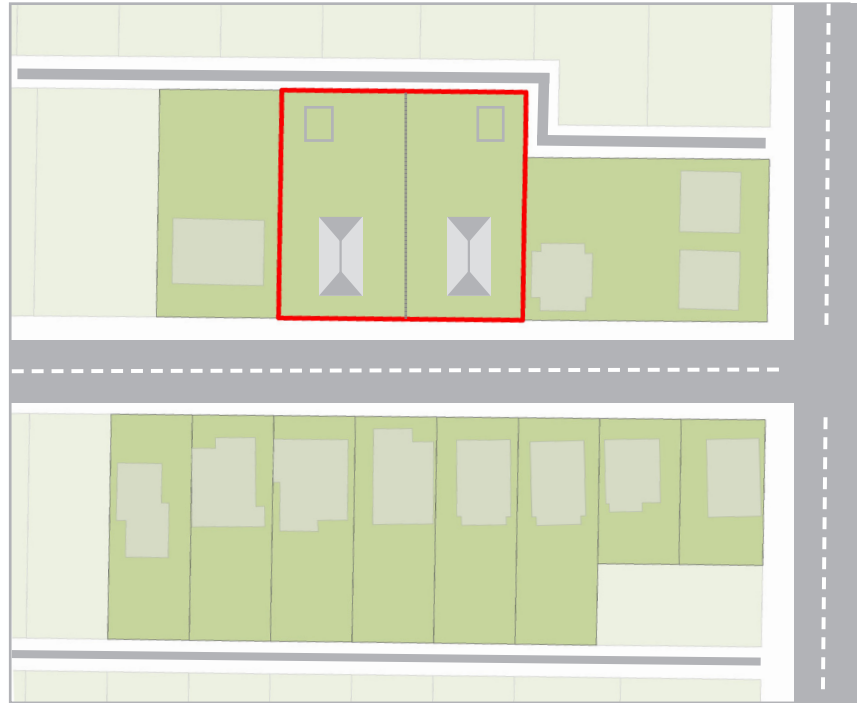
- Density maximums can limit the amount of units in a development even if dimensional requirements can be met. Density maximums also do not currently apply to Accessory Units (ADUs). The current maximum allowed density is 8 dwelling units/acre, equating to FOUR units for this site. The proposed maximum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

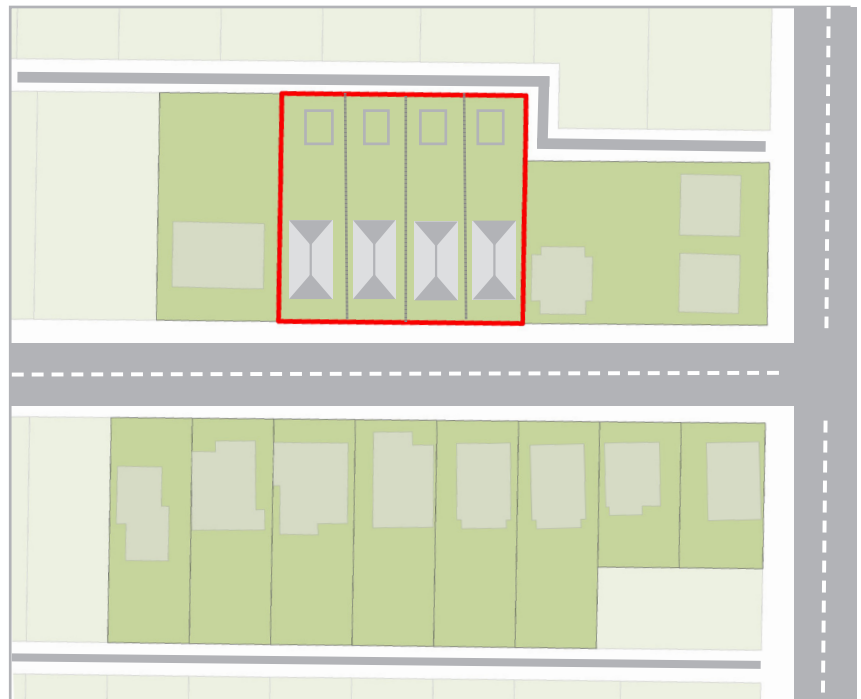


Four single-family homes

- ✗ 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



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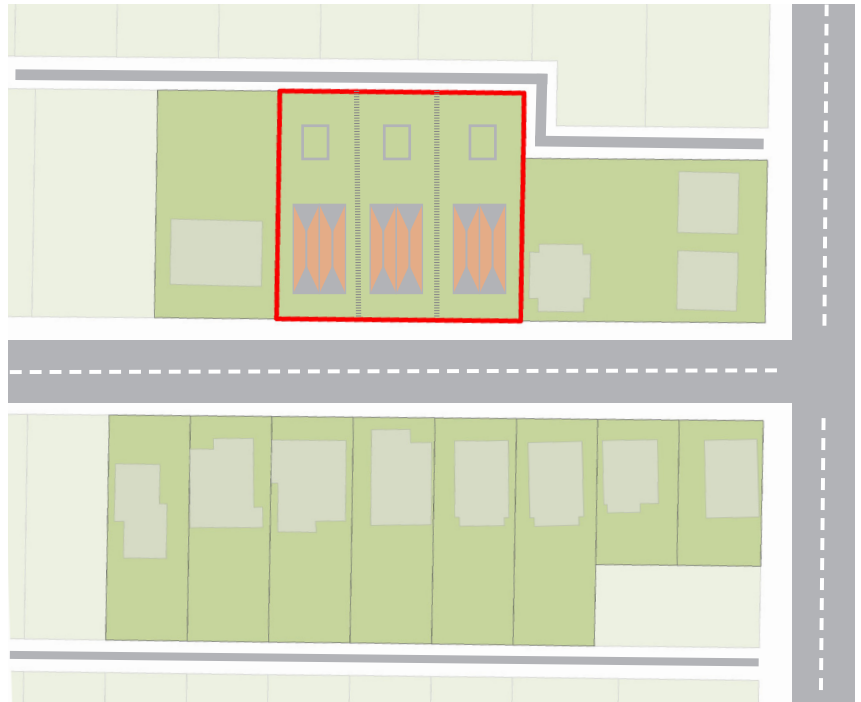
Three Duplexes (6 units)

X 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

X 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.*

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



6 Townhouses (6 units)

X 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

