

# 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) <sup>1</sup>			Proposed Standards (Maximum) <sup>1</sup>			Proposed Standards Using Affordable Housing Bonus <sup>2</sup>		
	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 <sup>2</sup>	2 units	1/unit		2 units	1/unit	
Small House <sup>3</sup> (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.

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## 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.



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

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## One Duplex (2 units)

**X** 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

**X** 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.

