



ATTACHMENT:K

ILLUSTRATIVE DEVELOPMENT SCENARIOS

The following pages offer summary tables and illustrative diagrams to demonstrate the maximum number of various types of housing allowed under the proposed recommendations, compared to what could be built under today's standards.

These were created to help conceptualize and visualize the maximum extent of change the proposed recommendations could have, after applying limits to permitted uses, density, lot area, and lot width.

The tables and diagrams demonstrate that the difference between what can be built under today's standards and what could be built under the proposed standards is an incremental intensification. They also demonstrate that, in most instances, the additional flexibility for lot area, dimensions and density given to developers using the Affordable Housing Density Bonus (UDO Section 6.6) generates additional affordable units than market rate units.

To use these scenarios, staff recommends following these steps:

- 1) **Select a zoning district.** Scenarios were created for the most common zoning districts in the Urban Tier: RU-5, RU-5(2), RS-8 and RS-10
- 2) **Select the lot size.** Scenarios were created for a range of lot sizes, from "small" (5,000 SF), to "average" (7,500 SF), to large (15,000 SF). The table below indicates which lot size is the most prevalent in each zoning district.

	Small Lot (5,000 SF)	Average Lot (7,500 SF)	Large Lot (15,000 SF)
RS-10			X
RS-8		X	
RU-5		X	
RU-5(2)		X	

- 3) **Select a housing type.** Scenarios were created for each permitted housing type. Refer to the summary tables for numeric comparisons or the diagrams for illustrative examples. The entry in the first column of the table corresponds to a diagram.

	Existing Standard	Proposed Standard
Maximum Density¹	8 units/acre	12 units/acre
Single Family		
Minimum Lot Area	5,000 SF/4,000 SF*	3,500 SF/2,800 SF*
Minimum Lot Width	45'/36'*	35'/28'*
Duplex		
Minimum Lot Area	NA	3,500 SF/2,800 SF*
Minimum Lot Width	NA	35'/28'*
Attached House		
Minimum Lot Area	3,500 per unit/2,800 SF*	3,500 SF/2,800 SF*
Minimum Lot Width	35' per unit/28'*	35'/28'*
Small House		
Minimum Lot Area	NA	2,000 SF/1,800 SF*
Minimum Lot Width	NA	25'/20'*
Maximum Building	NA	1,200 SF with 800 SF footprint
ADU²	Allowed with Single Family Detached, Single Family Attached, and Townhouse	Allowed only with Single Family Detached

¹Density limits apply with the subdivision of a parent parcel.

²ADUs do not count toward density limits

*Reductions permitted with the use of the Affordable Housing Density Bonus (UDO Section 6.6)

5,000 SF Lot (50 x 100) - .11 acres

Diagram	Housing Type	Maximum under Current Standards	Total Units	Maximum under Current Affordable Housing Bonus Standards	Total Units	Maximum under Proposed Standards	Total Units	Maximum under Proposed Affordable Housing Bonus Standards	Total Units
1.A.1	Single Family	1 single-family 1 ADU	2	1 single-family 1 ADU	2	1 single-family 1 ADU	2	1 single-family 1 ADU	2
1.A.2	Single Family Attached	Insufficient lot area	0	Insufficient lot area	0	Density Cap	0	1 Single-Family Attached	2
1.A.3	Duplex	Use is not permitted	0	Use is not permitted	0	1 Duplex	2	1 Duplex	2
	Townhouse	Townhouses are only permitted in the RU-5 zoning district as part of a Cluster Subdivision (requires a minimum of 4 acres) or pursuant to the Thoroughfare Density Bonus (site must be located along a major or minor thoroughfare with a ROW width greater than 50 feet). To use the Thoroughfare Density Bonus, townhouse lots are required to be an average of 20 feet; this site is too narrow to accommodate 3 townhouse lots at an average width of 20 feet.							
	Multiplex	Use is not permitted	0	Use is not permitted	0	Use is not permitted	0	Use is not permitted	0
1.A.4	Small House	NA	0	NA	0	1 single family limited to 1200 SF total size	1	3 single family or duplex units in any combination limited to 1200 SF total size	3

7,500 SF Lot (50 x 150) - .17 acres

Diagram	Housing Type	Maximum under Current Standards	Total Units	Maximum under Current Affordable Housing Bonus Standards	Total Units	Maximum under Proposed Standards	Total Units	Maximum under Proposed Affordable Housing Bonus Standards	Total Units
1.B.1	Single Family	1 single-family 1 ADU	2	1 single-family 1 ADU	2	1 single family 1 ADU 1 narrow pole flag lot house limited to 1200 SF	3	1 single family 1 ADU 1 narrow pole flag lot house limited to 1200 SF	3
1.B.2	Single Family Attached	Density Cap	0	Insufficient lot width	0	2 Single-Family Attached	2	2 Single-Family Attached 1 Single-Family (Standard Flag) 1 ADU	4
1.B.3	Duplex	Use is not permitted	0	Use is not permitted	0	1 Duplex	2	2 Duplexes	4
	Townhouse	Townhouses are only permitted in the RU-5 zoning district as part of a Cluster Subdivision (requires a minimum of 4 acres) or pursuant to the Thoroughfare Density Bonus (site must be located along a major or minor thoroughfare with a ROW width greater than 50 feet). To use the Thoroughfare Density Bonus, townhouse lots are required to be an average of 20 feet; this site is too narrow to accommodate 3 townhouse lots at an average width of 20 feet.							
	Multiplex	Use is not permitted	0	Use is not permitted	0	Use is not permitted	0	Use is not permitted	0
1.B.4	Small House	NA	0	NA	0	2 single family or 1 duplex units limited to 1200 SF total size	2	2 duplex units limited to 1200 SF total size	4

15,000 SF Lot (75 x 200) - .34 acres

Diagram	Housing Type	Maximum under Current Standards	Total Units	Maximum under Current Affordable Housing Bonus Standards	Total Units	Maximum under Proposed Standards	Total Units	Maximum under Proposed Affordable Housing Bonus Standards	Total Units
1.C.1	Single Family	2 single-family 2 ADUs	4	2 single-family w/ ADU (2 standard)	4	2 single-family 2 ADUs 1 narrow pole flag lot	5	3 single family 3 ADUs	6
1.C.2	Single Family Attached	1 Single Family Attached	2	1 Single Family Attached	2	2 Single Family Attached	4	2 Single Family Attached	4
1.C.3	Duplex	Use is not permitted	0	Use is not permitted	0	2 Duplexes	4	2 duplexes	4
	Townhouse	Density Cap	0	See note below	6	See note below	4	See note below	12
		Townhouses are only permitted in the RU-5 zoning district as part of a Cluster Subdivision (requires a minimum of 4 acres) or pursuant to the Thoroughfare Density Bonus (site must be located along a major or minor thoroughfare with a ROW width greater than 50 feet). While there is no minimum lot width associated with townhouses, 3-4 units are likely the maximum that could fit on a 75 foot lot.							
	Multiplex	Use is not permitted	0	Use is not permitted	0	Use is not permitted	0	Use is not permitted	0
1.C.4	Small House	NA	0	NA	0	3 single family or duplex units in any combination limited to 1200 SF total size	3	4 Duplex units limited to 1200 SF total	8

RU-5 (2) Summary Table

	Existing Standard	Proposed Standard
Maximum Density¹	8 units/acre	12 units/acre
Single Family		
Minimum Lot Area	5,000 SF/4,000 SF*	3,500 SF/2,800 SF*
Minimum Lot Width	45'/36'*	35'/28'*
Duplex		
Minimum Lot Area	NA	3,500 SF/2,800 SF*
Minimum Lot Width	NA	35'/28'*
Attached House		
Minimum Lot Area	3,500 per unit/2,800 SF*	3,500 SF/2,800 SF*
Minimum Lot Width	35' per unit/28'*	35'/28'*
Small House		
Minimum Lot Area	NA	2,000 SF/1,800 SF*
Minimum Lot Width	NA	25'/20'*
Maximum Building	NA	1,200 SF with 800 SF footprint
ADU²	Allowed with Single Family Detached, Single Family Attached, and Townhouse	Allowed only with Single Family Detached

¹Density limits apply with the subdivision of a parent parcel.

²ADUs do not count toward density limits

*Reductions permitted with the use of the Affordable Housing Density Bonus (UDO Section 6.6)

5,000 SF Lot (50x 100) - .11 acres

Diagram	Housing Type	Maximum under Current Standards	Total Units	Maximum under Current Affordable Housing Bonus Standards	Total Units	Maximum under Proposed Standards	Total Units	Maximum under Proposed Affordable Housing Bonus Standards	Total Units
2.A.1	Single Family	1 single-family 1 ADU	2	1 single-family 1 ADU	2	1 single-family 1 ADU	2	1 single-family 1 ADU	2
2.A.2	Single Family Attached	Insufficient lot area	0	Insufficient lot area	0	Density Cap	0	1 Single Family Attached	2
2.A.3	Duplex	Non conforming lot	0	Non conforming lot	0	1 Duplex	2	1 Duplex	2
	Townhouse	Density Cap	0	Density Cap	0	Density Cap	0	3 Townhouse units are numerically feasible, but physically challenging to fit on site	3
	Multiplex	Use is not permitted	0	Use is not permitted	0	Use is not permitted	0	Use is not permitted	0
2.A.4	Small House	NA	0	NA	0	1 single family limited to 1200 SF total size	1	3 single family or duplex units in any combination limited to 1200 SF total size	3

7,500 SF Lot (50 x 150) - .17 acres

Diagram	Housing Type	Maximum under Current Standards	Total Units	Maximum under Current Affordable Housing Bonus Standards	Total Units	Maximum under Proposed Standards	Total Units	Maximum under Proposed Affordable Housing Bonus Standards	Total Units
2.B.1	Single Family	1 single-family 1 ADU	2	1 single-family 1 ADU	2	1 single-family 1 ADU 1 narrow pole flag lot house limited to 1200 SF	3	1 single-family 1 ADU 1 narrow pole flag lot house limited to 1200 SF	3
2.B.2	Single Family Attached	Density Cap	0	Insufficient lot width	0	2 Single-Family Attached	2	1 Single-Family Attached	2
2.B.3	Duplex	1 Duplex	2	1 Duplex	2	1 Duplex	2	2 Duplexes	4
2.B.4	Townhouse	Density Cap	0	See note below	3	Density Cap	0	See note below	6
		While there is no minimum lot width standard for townhomes, it is physically very challenging to fit 3 townhomes on a 50 foot wide lot.							
	Multiplex	Use is not permitted	0	Use is not permitted	0	Use is not permitted	0	Use is not permitted	0
2.B.5	Small House	NA	0	NA	0	2 single family or 1 duplex units limited to 1200 SF total size	2	2 duplex units limited to 1200 SF total size	4

15,000 SF Lot (75' x 200') - .34 acres

Diagram	Housing Type	Maximum under Current Standards	Total Units	Maximum under Current Affordable Housing Bonus Standards	Total Units	Maximum under Proposed Standards	Total Units	Maximum under Proposed Affordable Housing Bonus Standards	Total Units
2.C.1	Single Family	2 single-family 2 ADUs	4	2 single-family 2 ADUs	4	2 single-family 2 ADUs 1 narrow pole flag lot	5	3 single family 3 ADUs	6
2.C.2	Single Family Attached	1 Single Family Attached	2	1 Single Family Attached	2	2 Single Family Attached	4	2 Single Family Attached	4
2.C.3	Duplex	1 Duplex	2	2 Duplexes	4	2 Duplexes	4	3 duplexes (one flag lot needed)	6
	Townhouse	Density Cap	0	See note below		See note below		See note below	
		While there is no minimum lot width standard for townhomes, 3-4 units are likely the maximum that could fit on a 75 foot lot.							
	Multiplex	Use is not permitted	0	Use is not permitted	0	Use is not permitted	0	Use is not permitted	0
2.C.4	Small House	NA	0	NA	0	3 single family or duplex units in any combination limited to 1200 SF total size	3	4 Duplex units limited to 1200 SF total	8

RS-8 (Urban Tier) Summary Table

	Existing Standard	Proposed Standard
Maximum Density¹	5 units/acre	9 units/acre
Single Family		
Minimum Lot Area	8,000 SF/6,400 SF*	5,000 SF/4,000 SF*
Minimum Lot Width	60'/48'*	45'/36'*
Duplex		
Minimum Lot Area	NA	5,000 SF/4,000 SF*
Minimum Lot Width	NA	45'/36'*
Attached House		
Minimum Lot Area	3,500 per unit/2,800 SF*	5,000 SF/4,000 SF*
Minimum Lot Width	35' per unit/28'*	45'/36'*
Small House		
Minimum Lot Area	NA	2,000 SF/1,800 SF*
Minimum Lot Width	NA	25'/20'*
Maximum Building	NA	1,200 SF with 800 SF footprint
ADU²	Allowed with Single Family Detached, Single Family Attached, and Townhouse	Allowed only with Single Family Detached

¹Density limits apply with the subdivision of a parent parcel.

²ADUs do not count toward density limits

*Reductions permitted with the use of the Affordable Housing Density Bonus (UDO Section 6.6)

5,000 SF Lot (50 x 100) - .11 acres

Diagram	Housing Type	Maximum under Current Standards	Total Units	Maximum under Current Affordable Housing Bonus Standards	Total Units	Maximum under Proposed Standards	Total Units	Maximum under Proposed Affordable Housing Bonus Standards	Total Units
3.A.1	Single Family	1 single-family	1	1 single-family	1	1 single-family 1 ADU	2	1 single-family 1 ADU	2
3.A.2	Single Family Attached	Only permitted in Cluster Subdivisions	0	Only permitted in Cluster Subdivisions	0	Density Cap	0	1 Single Family Attached	2
3.A.3	Duplex	Use is not permitted	0	Use is not permitted	0	1 Duplex	2	1 Duplex	2
	Townhouse	Only permitted in Cluster Subdivisions (4 acres or greater)							
	Multiplex	Use is not permitted	0	Use is not permitted	0	Use is not permitted	0	Use is not permitted	0
3.A.4	Small House	NA	0	NA	0	1 single family limited to 1200 SF total size	1	3 single family or duplex units in any combination limited to 1200 SF total size	3

7,500 SF Lot (50 x 150) - .17 acres

Diagram	Housing Type	Maximum under Current Standards	Total Units	Maximum under Current Affordable Housing Bonus Standards	Total Units	Maximum under Proposed Standards	Total Units	Maximum under Proposed Affordable Housing Bonus Standards	Total Units
3.B.1	Single Family	1 single-family	1	1 single-family	1	1 single-family 1 ADU	2	1 single-family 1 ADU ADU	2
3.B.2	Single Family Attached	Only permitted in Cluster Subdivisions	0	Only permitted in Cluster Subdivisions	0	1 Single Family Attached	2	1 Single Family Attached	2
3.B.3	Duplex	Use is not permitted	0	Use is not permitted	0	1 Duplex	2	2 Duplexes	4
	Townhouse	Only permitted in Cluster Subdivisions (4 acres or greater)							
	Multiplex	Use is not permitted	0	Use is not permitted	0	Use is not permitted	0	Use is not permitted	0
3.B.4	Small House	NA	0	NA	0	2 single family or 1 duplex units limited to 1200 SF total size	2	2 duplex units limited to 1200 SF total size	4

15,000 SF Lot (75 x 200) - .34 acres

Diagram	Housing Type	Maximum under Current Standards	Total Units	Maximum under Current Affordable Housing Bonus Standards	Total Units	Maximum under Proposed Standards	Total Units	Maximum under Proposed Affordable Housing Bonus Standards	Total Units
3.C.1	Single Family	1 single-family 1 ADU	2	2 single-family 2 ADUs	4	2 single-family 2 ADUs	4	2 single-family 2 ADUs	4
3.C.2	Single Family Attached	Only permitted in Cluster Subdivisions	0	Only permitted in Cluster Subdivisions	0	1 Single Family Attached 1 Single Family 1 ADU	4	1 Attached Single-Family Units; Standard Flag Lot with a Duplex	4
3.C.3	Duplex	Use is not permitted	0	Use is not permitted	0	1 Duplex	2	2 Duplexes	4
	Townhouse	Only permitted in Cluster Subdivisions (4 acres or greater)							
	Multiplex	Use is not permitted	0	Use is not permitted	0	Use is not permitted	0	Use is not permitted	0
3.C.4	Small House	NA	0	NA	0	3 Single Family or Duplex Units in any combination	3	4 Duplex units limited to 1200 SF total	8

RS-10 (Urban Tier) Summary Table

	Existing Standard	Proposed Standard
Maximum Density¹	4 units/acre	6 units/acre
Single Family		
Minimum Lot Area	10,000 SF/8,000 SF*	8,000 SF/6,400 SF*
Minimum Lot Width	75'/60'*	60'/48'*
Duplex		
Minimum Lot Area	NA	8,000 SF/6,400 SF*
Minimum Lot Width	NA	60'/48'*
Attached House		
Minimum Lot Area	3,500 per unit/2,800 SF*	8,000 SF/6,400 SF*
Minimum Lot Width	35' per unit/28'*	60'/48'*
Small House		
Minimum Lot Area	NA	2,000 SF/1,800 SF*
Minimum Lot Width	NA	25'/20'*
Maximum Building	NA	1,200 SF with 800 SF footprint
ADU²	Allowed with Single Family Detached, Single Family Attached, and Townhouse	Allowed only with Single Family Detached

¹Density limits apply with the subdivision of a parent parcel.

²ADUs do not count toward density limits

*Reductions permitted with the use of the Affordable Housing Density Bonus (UDO Section 6.6)

5,000 SF (50 x 100) - .11 acres

Diagram	Housing Type	Maximum under Current Standards	Total Units	Maximum under Current Affordable Housing Bonus Standards	Total Units	Maximum under Proposed Standards	Total Units	Maximum under Proposed Affordable Housing Bonus Standards	Total Units
4.A.1	Single Family	1 single-family	1	1 single-family	1	1 single-family 1 ADU	2	1 single-family 1 ADU	2
4.A.2	Single Family Attached	Only permitted in Cluster Subdivisions	0	Only permitted in Cluster Subdivisions	0	Density Cap	0	1 Single Family Attached	2
4.A.3	Duplex	Use is not permitted	0	Use is not permitted	0	1 Duplex	2	1 Duplex	2
	Townhouse	Only permitted in Cluster Subdivisions (4 acres or greater)							
	Multiplex	Use is not permitted	0	Use is not permitted	0	Use is not permitted	0	Use is not permitted	0
4.A.4	Small House	NA	0	NA	0	1 Small Lot Single Family	1	3 single family or duplex units in any combination limited to 1200 SF total size	3

7,500 SF Lot (50 x 150) - .17 acres

Diagram	Housing Type	Maximum under Current Standards	Total Units	Maximum under Current Affordable Housing Bonus Standards	Total Units	Maximum under Proposed Standards	Total Units	Maximum under Proposed Affordable Housing Bonus Standards	Total Units
4.B.1	Single Family	1 single-family	1	1 single-family	1	1 single-family 1 ADU	2	1 single-family 1 ADU	2
4.B.2	Single Family Attached	Only permitted in Cluster Subdivisions	0	Only permitted in Cluster Subdivisions	0	Density Cap	0	1 Single Family Attached	2
4.B.3	Duplex	Use is not permitted	0	Use is not permitted	0	1 Duplex	2	1 Duplex	2
	Townhouse	Only permitted in Cluster Subdivisions (4 acres or greater)							
	Multiplex	Use is not permitted	0	Use is not permitted	0	Use is not permitted	0	Use is not permitted	0
4.B.4	Small House	NA	0	NA	0	2 single family or 1 duplex units limited to 1200 SF total size	2	2 duplex units limited to 1200 SF total size	4

15,000 SF Lot (75 x 200) - .34 acres

Diagram	Housing Type	Maximum under Current Standards	Total Units	Maximum under Current Affordable Housing Bonus Standards	Total Units	Maximum under Proposed Standards	Total Units	Maximum under Proposed Affordable Housing Bonus Standards	Total Units
4.C.1	Single Family	1 single-family 1 ADU	2	1 single-family 1 ADU	2	1 single-family 1 ADU	2	2 single-family 2 ADU	4
4.C.2	Single Family Attached	Only permitted in Cluster Subdivisions	0	Only permitted in Cluster Subdivisions	0	1 single family attached	2	1 Single family attached 1 Duplex	4
4.C.3	Duplex	Use is not permitted	0	Use is not permitted	0	1 duplex	2	2 duplexes	4
	Townhouse	Only permitted in Cluster Subdivisions (4 acres or greater)							
	Multiplex	Use is not permitted	0	Use is not permitted	0	Use is not permitted	0	Use is not permitted	0
4.C.4	Small House	NA	0	NA	0	3 Single Family or Duplex Units in any combination	3	4 Duplex units limited to 1200 SF total	8

Scenario 1.A.1: Single Family

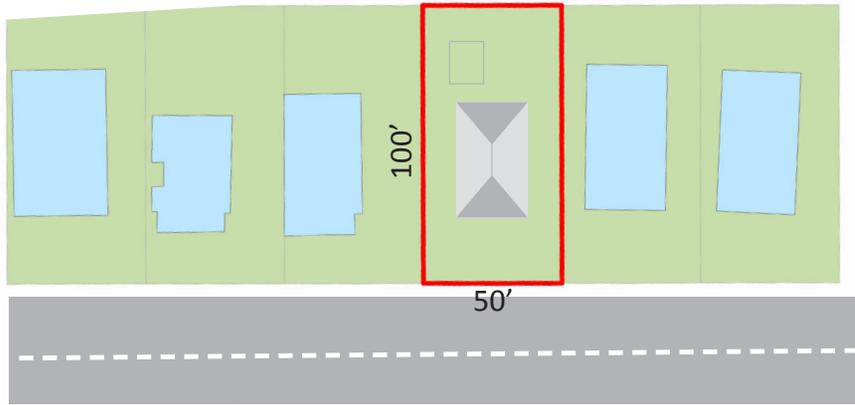
Single Family Housing in RU-5 on a 50' x 100' lot (5,000 square feet)

Maximum Yield Under Current Zoning Standards

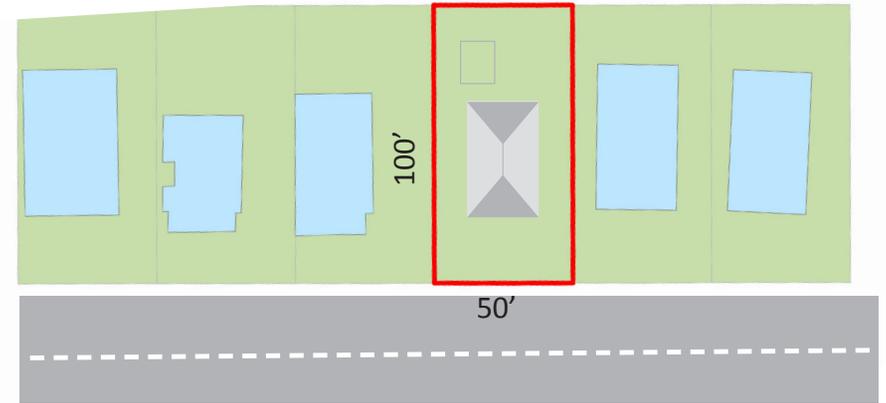
Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

1 single-family unit with 1 ADU

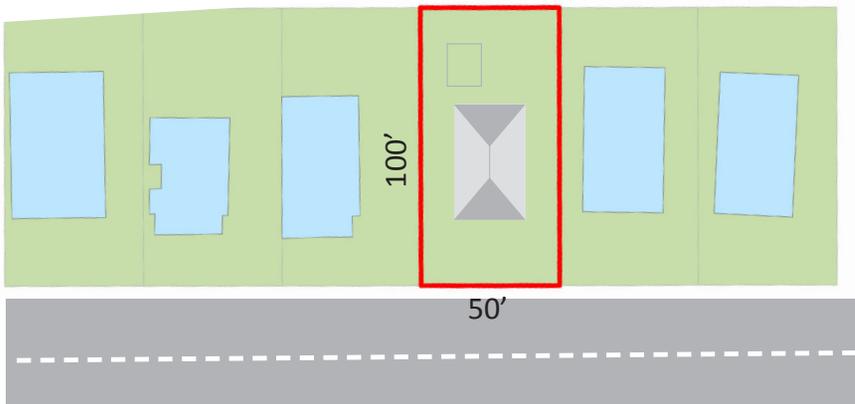


1 single-family unit with 1 ADU

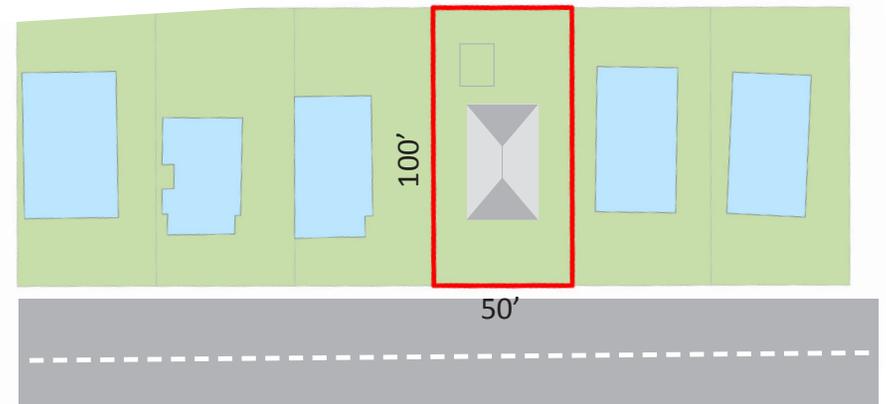


Applying
Affordable Housing Density Bonus

1 single-family unit with 1 ADU



1 single-family unit with 1 ADU



- Single Family
- ADU
- Duplex
- Small House Single Family
- Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 1.A.2: Single Family Attached

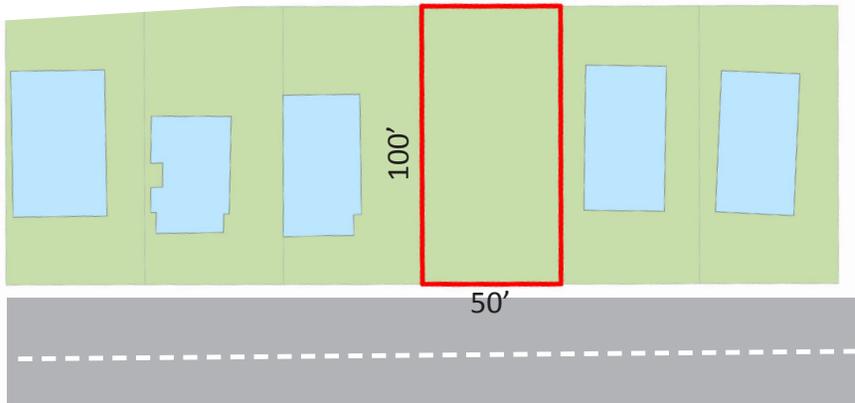
Duplexes in RU-5 on a 50' x 100' lot (5,000 square feet)

Maximum Yield Under Current Zoning Standards

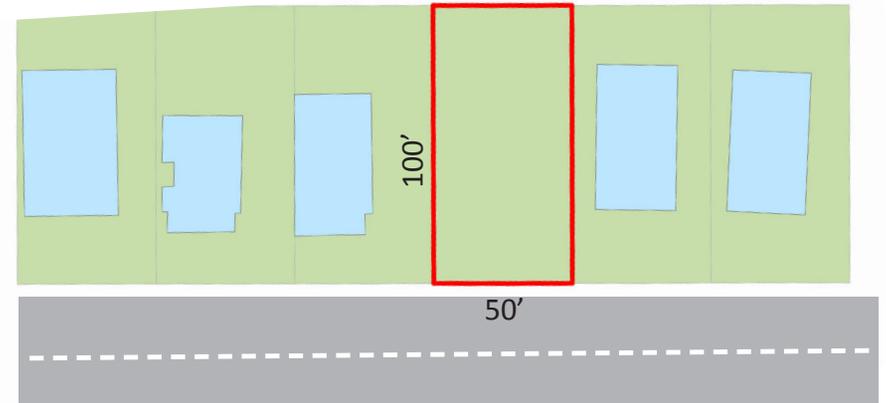
Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

Insufficient Lot Area

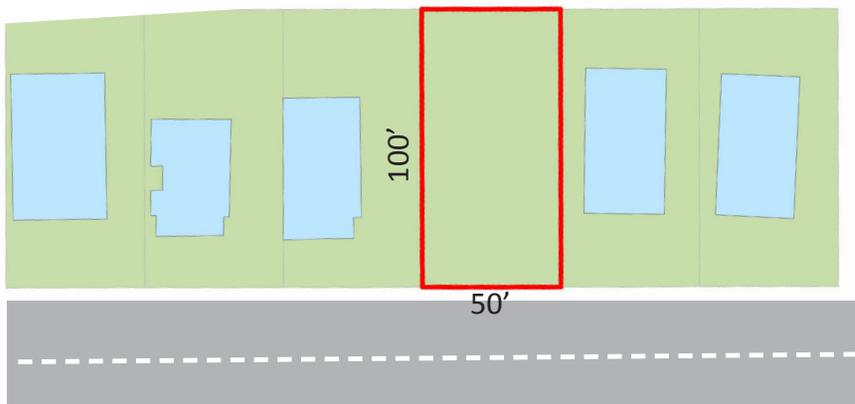


Density Cap

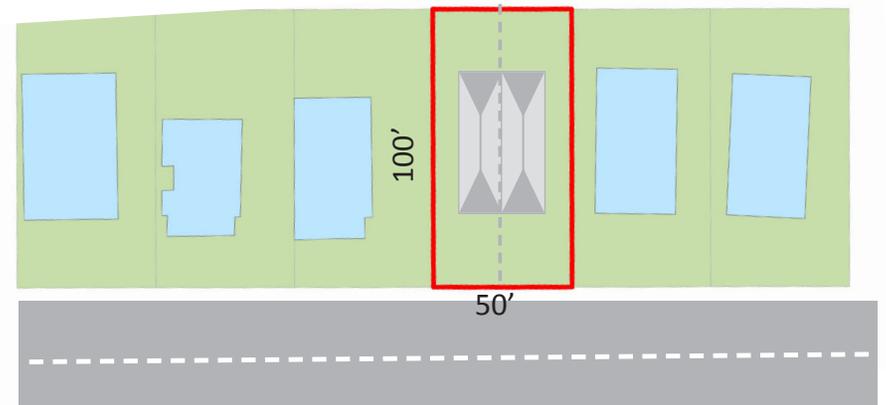


Applying
Affordable Housing Density Bonus

Insufficient Lot Area



1 Single Family Attached (2 units)



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 1.A.3: Duplexes

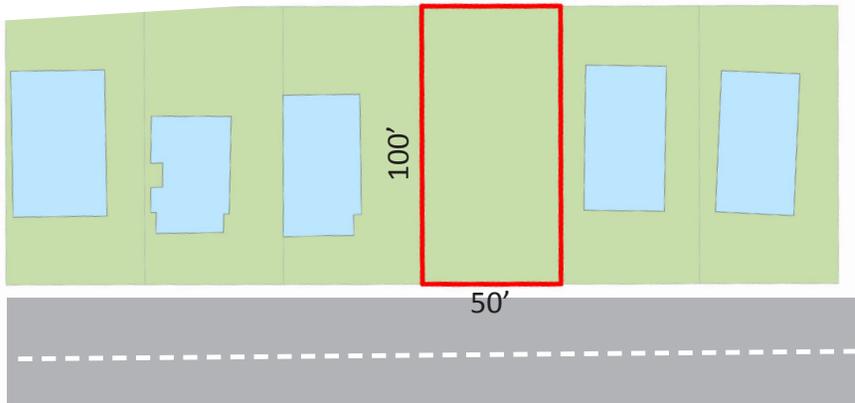
Duplexes in RU-5 on a 50' x 100' (5,000 square feet)

Maximum Yield Under Current Zoning Standards

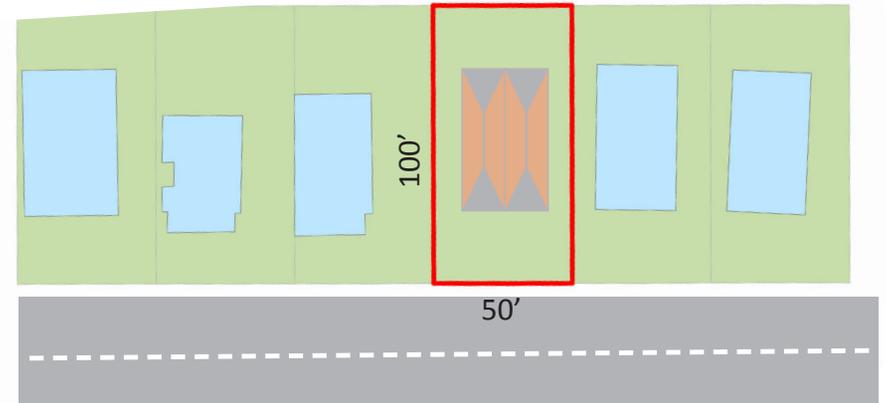
Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

Duplexes are not permitted

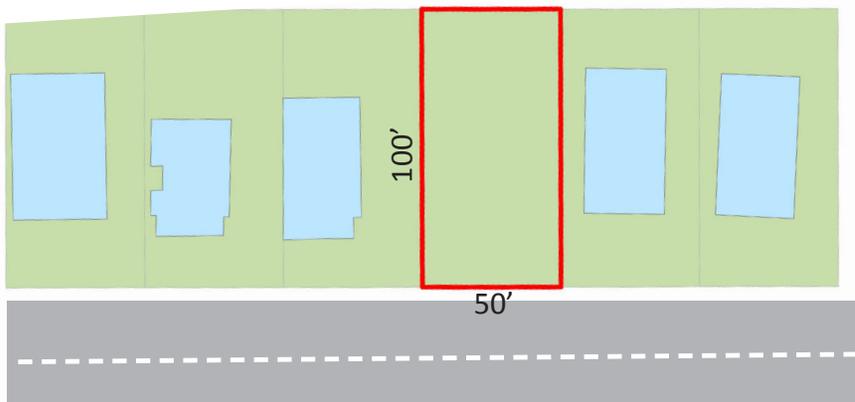


1 Duplex (2 units)

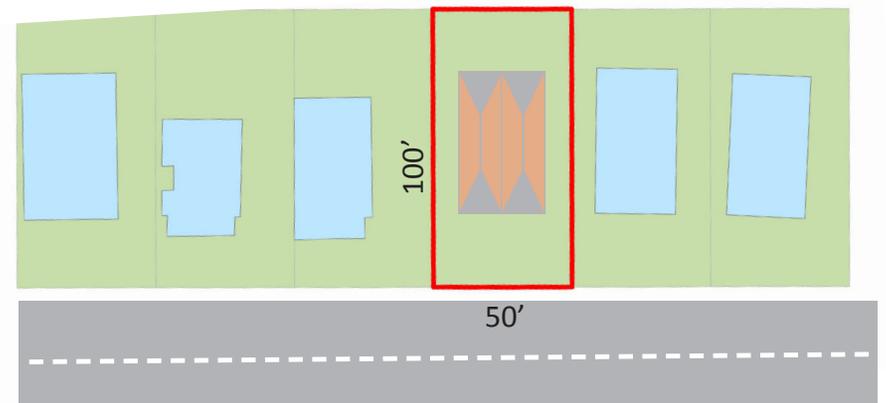


Applying
Affordable Housing Density Bonus

Duplexes are not permitted



1 Duplex (2 units)



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 1.A.4: Small Houses

Small Houses in RU-5 on a 50' x 100' lot (5,000 square feet)

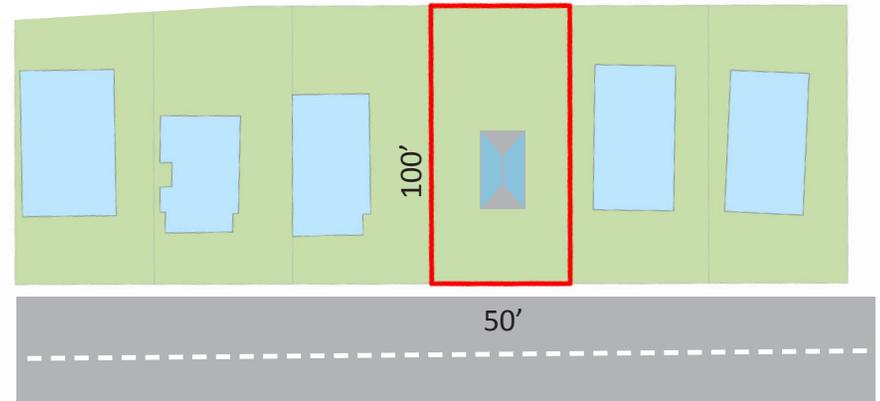
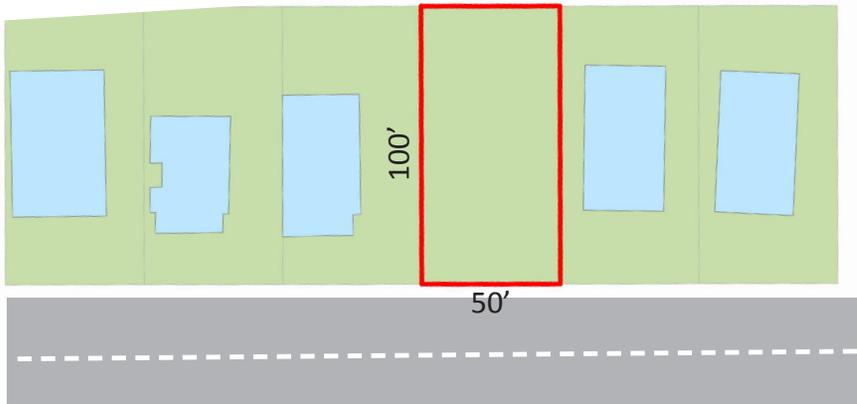
Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards

Not Applying Affordable Housing Density Bonus

The Small House Option is a new housing type option

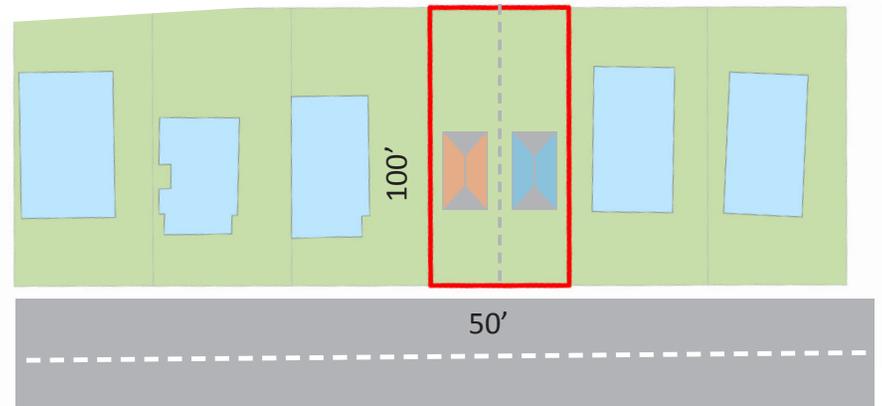
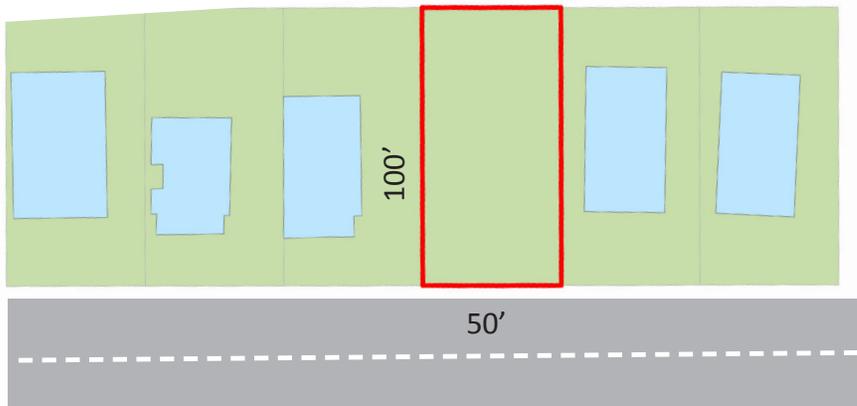
1 single-family limited to 800 SF footprint and 1200 SF total.



Applying Affordable Housing Density Bonus

The Small House Option is a new housing type option

3 single family or duplex units in any combination limited to 1200 SF size



- Single Family
- ADU
- Duplex
- Small House Single Family
- Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 1.B.1: Single Family

Single Family Housing in RU-5 on a 50' x 150' lot (7,500 square feet)

Maximum Yield Under Current Zoning Standards

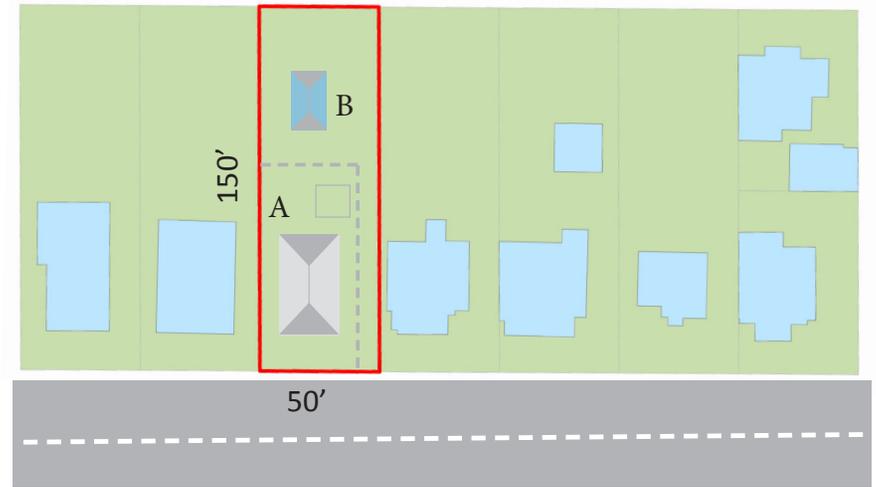
Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

1 single family with an ADU



Lot A: 1 single-family with an ADU
Lot B: Narrow pole flag lot. Single-family house limited to 1200 SF

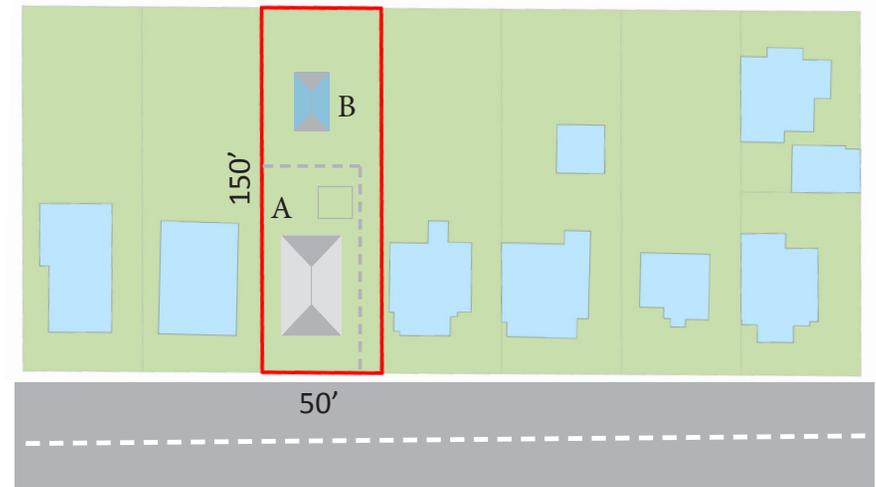


Applying
Affordable Housing Density Bonus

1 single family with an ADU



Lot A: 1 single-family with an ADU
Lot B: Narrow pole flag lot. Single-family house limited to 1200 SF



Single Family
 ADU
 Duplex
 Small House Single Family
 Townhouse

Drawings are not to scale. For illustrative purposes only.

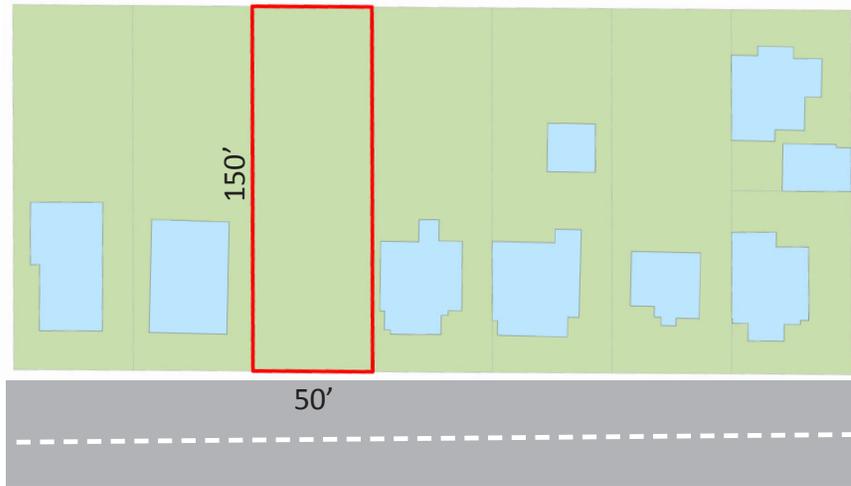
Scenario 1.B.2: Attached Houses

Single Family Attached Housing in RU-5 on a 50' x 150' lot (7,500 square feet)

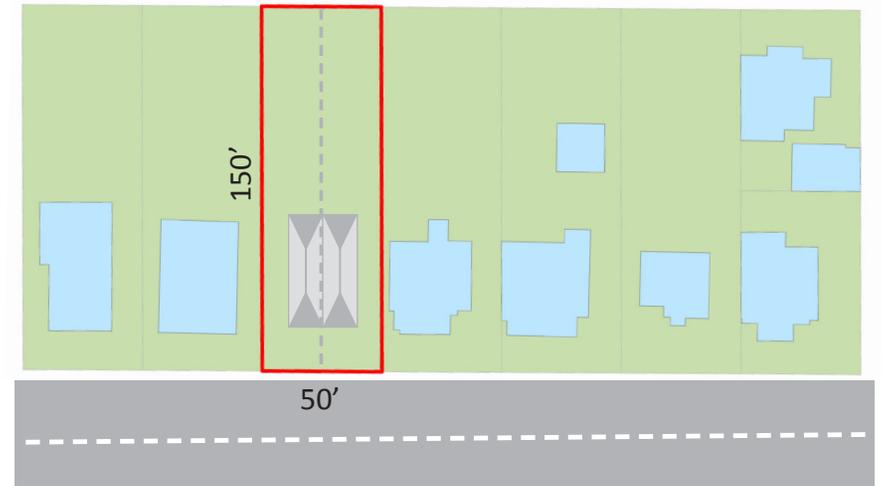
Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus



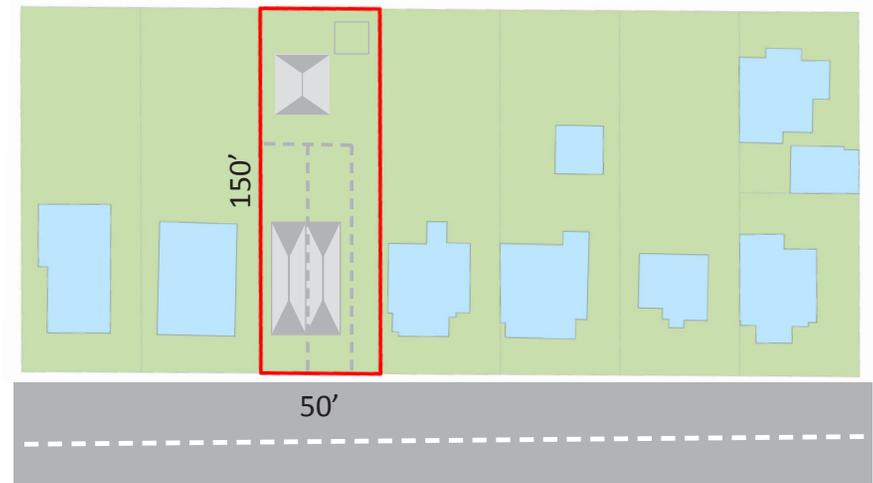
1 Single Family Attached (2 Units)



Applying
Affordable Housing Density Bonus



1 Single Family Attached (2 Units)
1 Single Family Detached (Standard Pole Flag Lot)



Single Family
 ADU
 Duplex
 Small House Single Family
 Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 1.B.3: Duplexes

Duplexes in RU-5 on a 50' x 150' lot (7,500 square feet)

Maximum Yield Under Current Zoning Standards

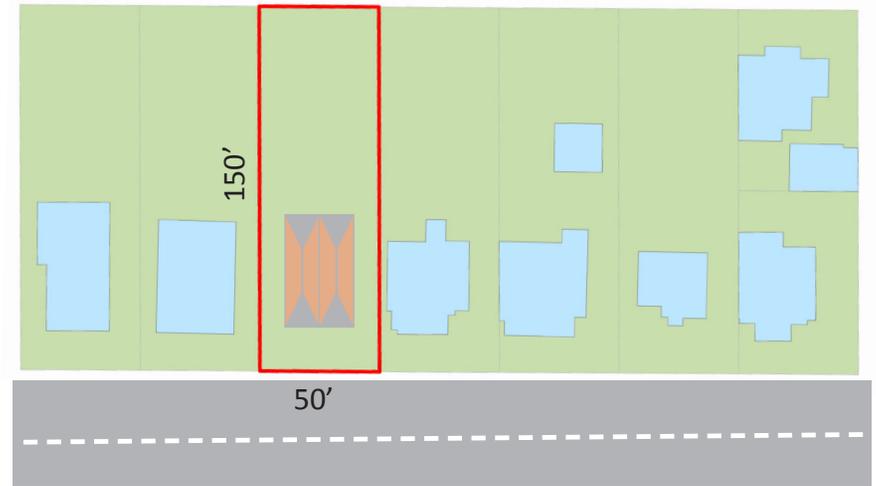
Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

Duplexes are not permitted

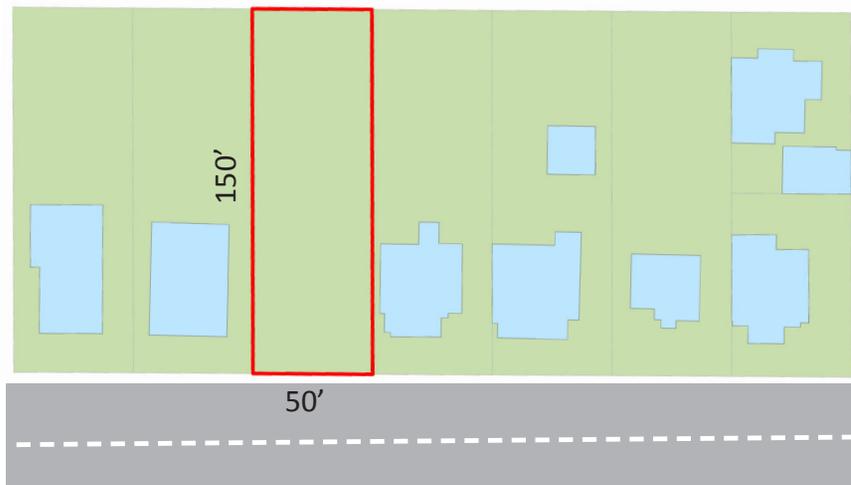


1 Duplex (2 units)

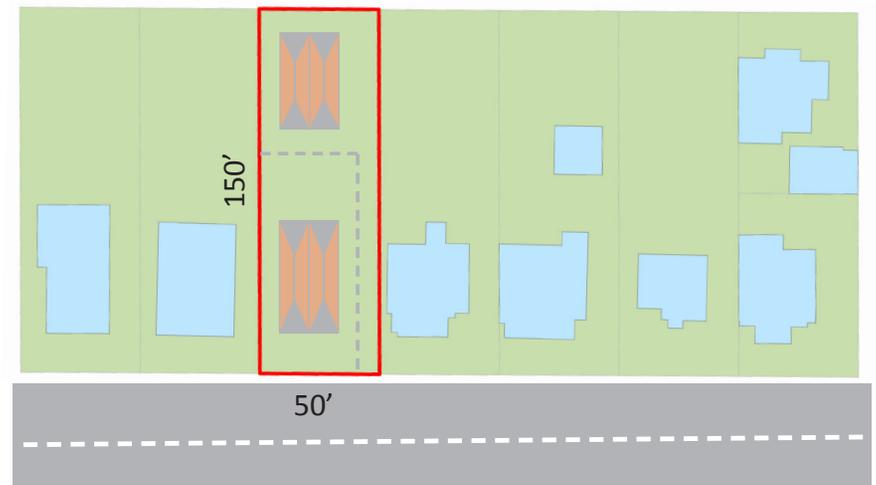


Applying
Affordable Housing Density Bonus

Duplexes are not permitted



Lot width reductions for Affordable Housing allow space for a standard flag lot with a 20 ft. pole to be subdivided. Each lot could accommodate a Duplex.



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 1.B.4: Small Houses

Small Houses in RU-5 on a 50' x 150' lot (7,500 square feet)

Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

The Small House Option is a new housing type option

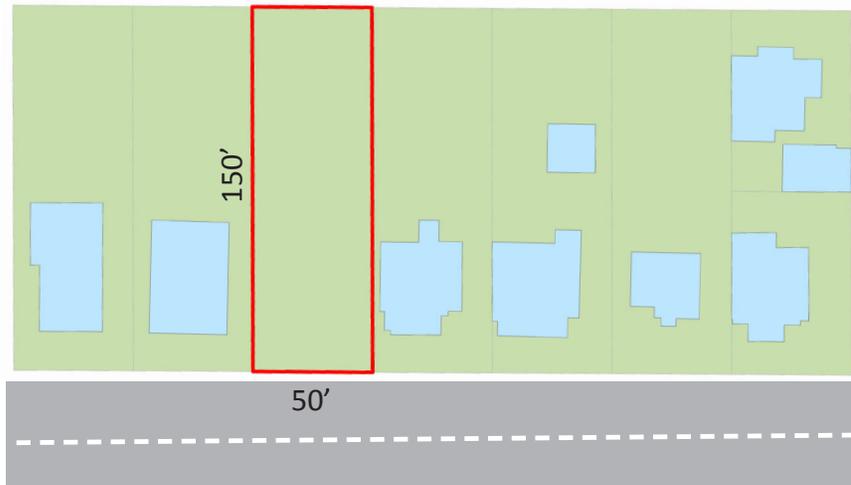


Two Single Family or 1 Duplex limited to 1200 SF

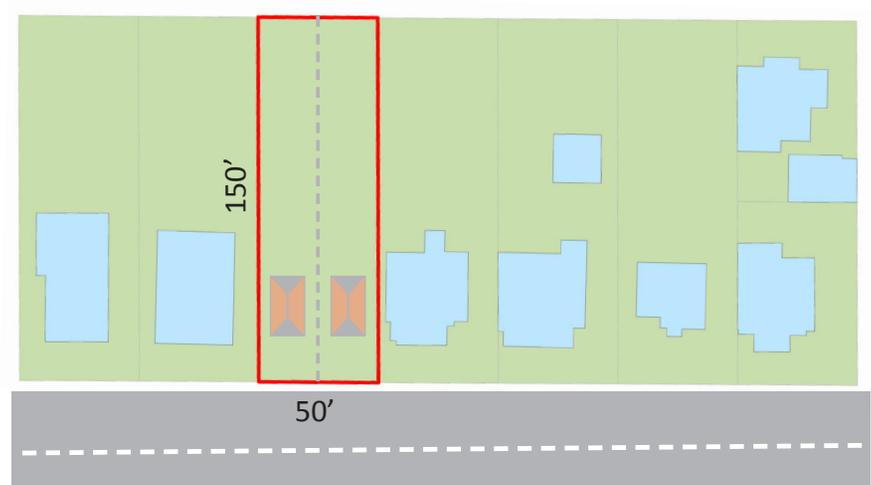


Applying
Affordable Housing Density Bonus

The Small House Option is a new housing type option



Two Duplexes limited to 1200 SF



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 1.C.1: Single Family

Single Family Housing in RU-5 on a 75' x 200' lot (15,000 square feet)

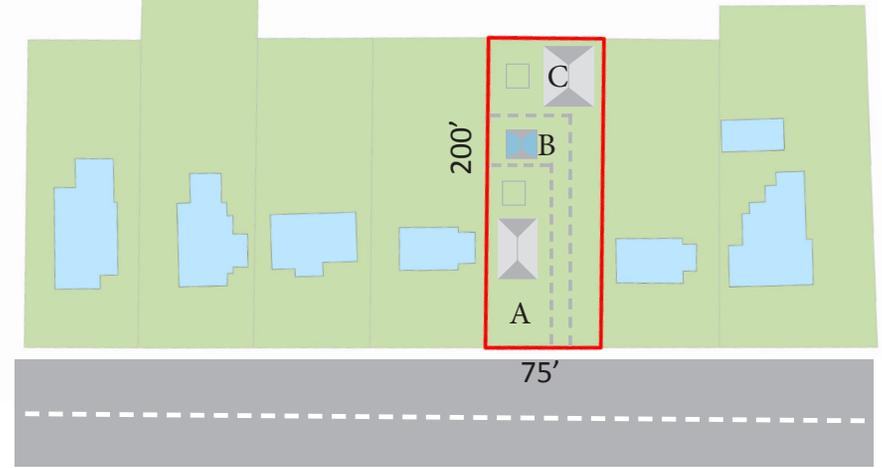
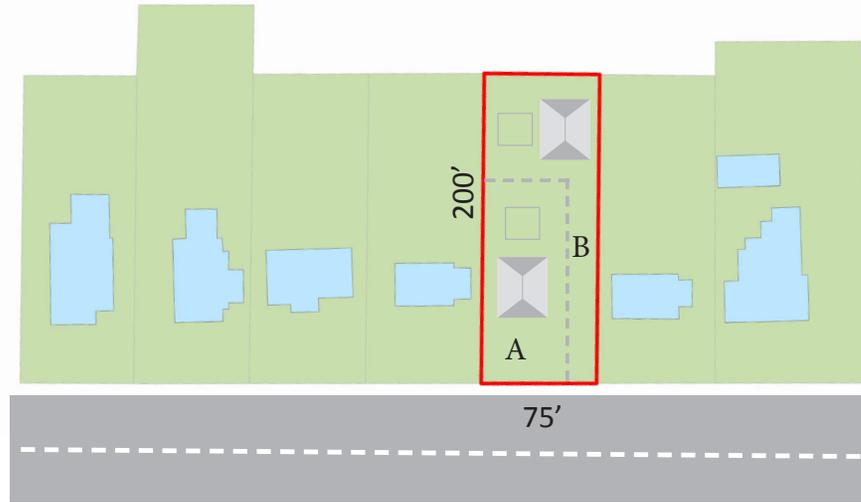
Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards

Not Applying Affordable Housing Density Bonus

Lot A: 1 single family unit with 1 ADU
 Lot B: Standard flag lot with 1 single family unit with 1 ADU

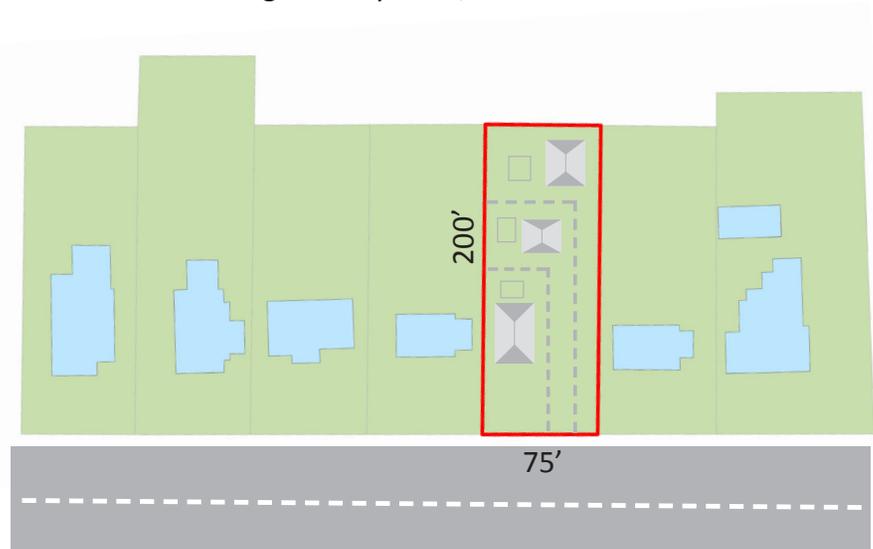
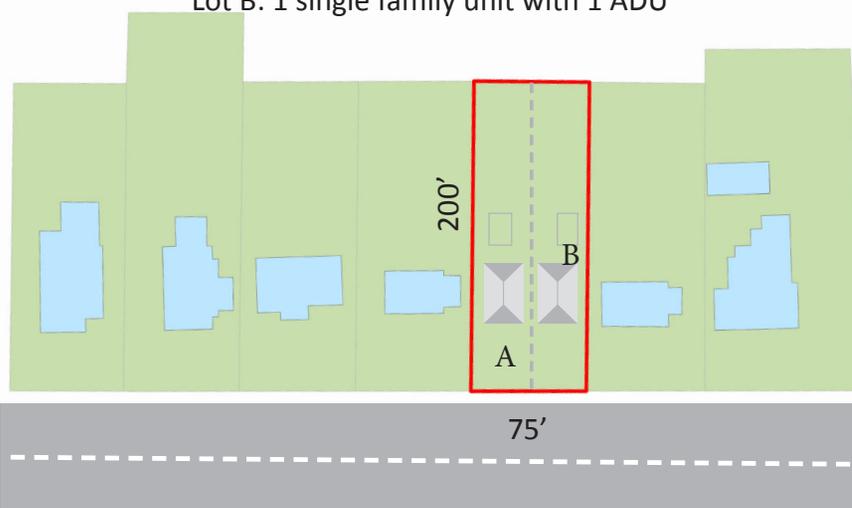
Lot A: 1 single family unit with 1 ADU
 Lot B: 1 Narrow pole flag lot with single family unit capped at 1200 SF
 Lot C: Standard flag lot with 1 single family unit with 1 ADU



Applying Affordable Housing Density Bonus

Lot A: 1 single family unit with 1 ADU
 Lot B: 1 single family unit with 1 ADU

3 single-family units, each with an ADU



Single Family ADU Duplex Small House Single Family Townhouse

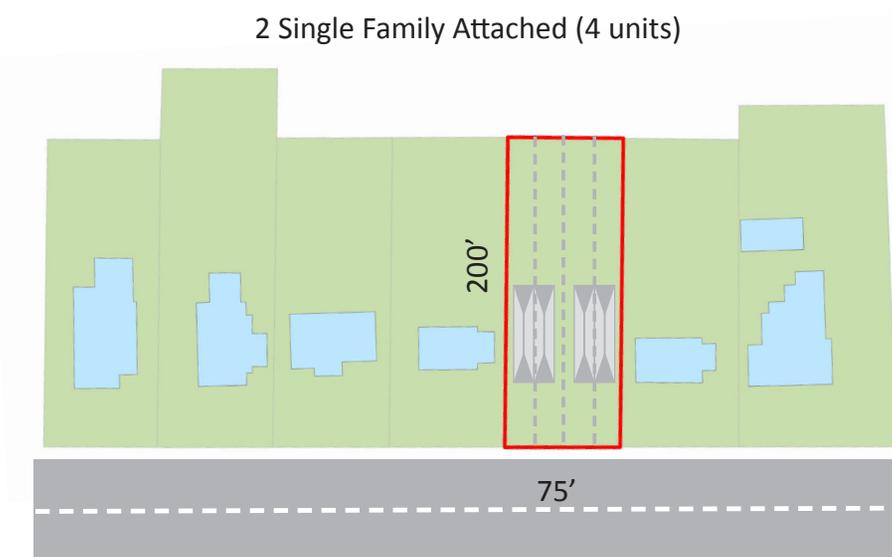
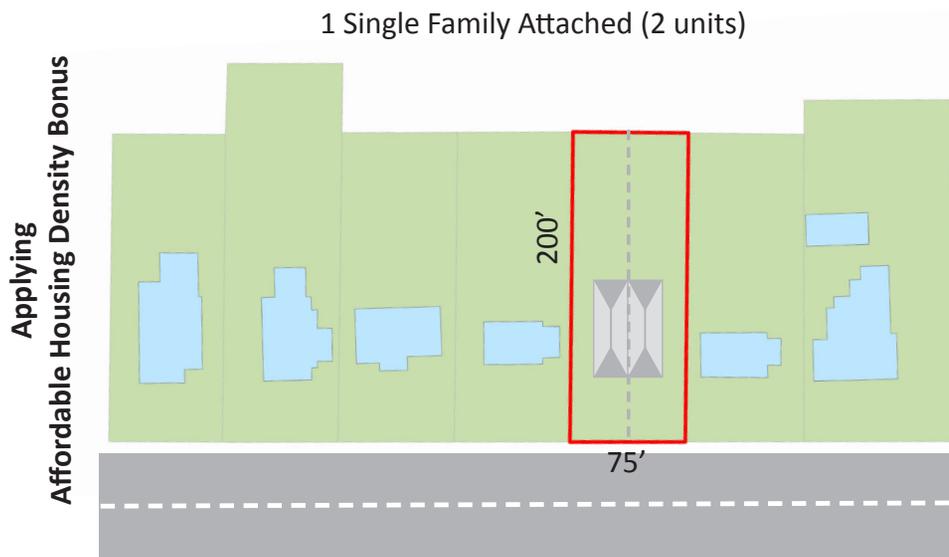
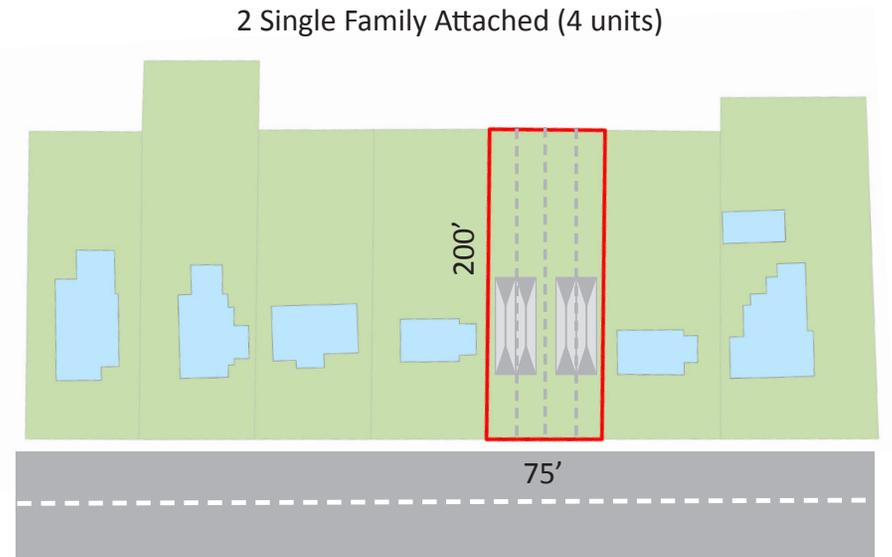
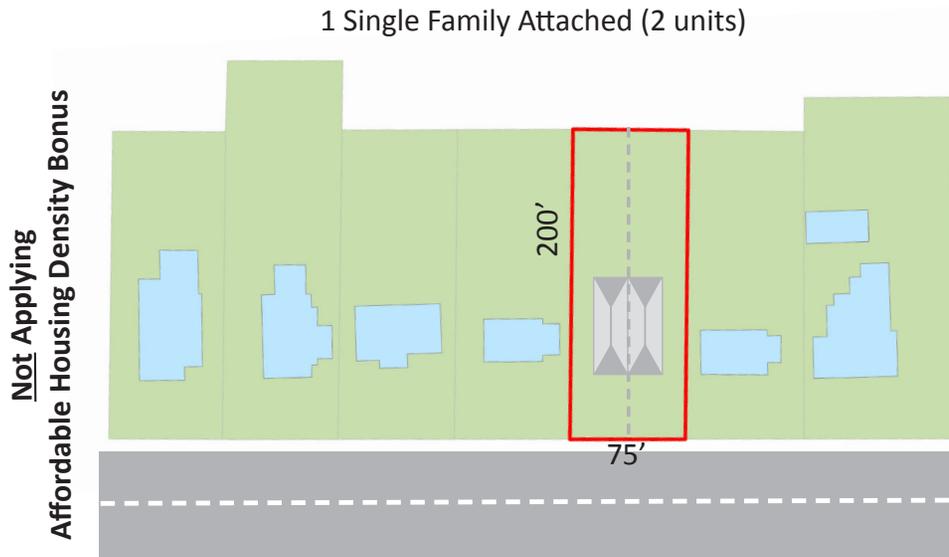
Drawings are not to scale. For illustrative purposes only.

Scenario 1.C.2: Attached Houses

Single Family Attached Housing in RU-5 on a 75' x 200' lot (15,000 square feet)

Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 1.C.3: Duplexes

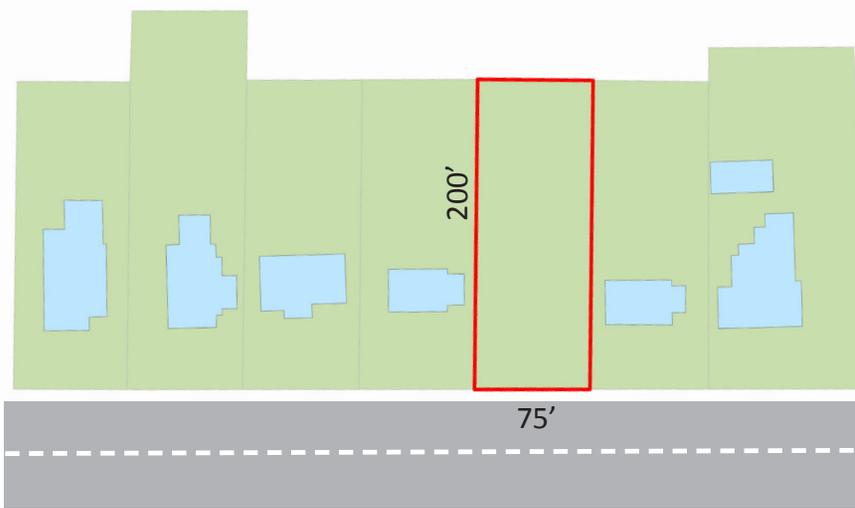
Duplexes in RU-5 on a 75' x 200' lot (15,000 square feet)

Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

Duplexes are not permitted

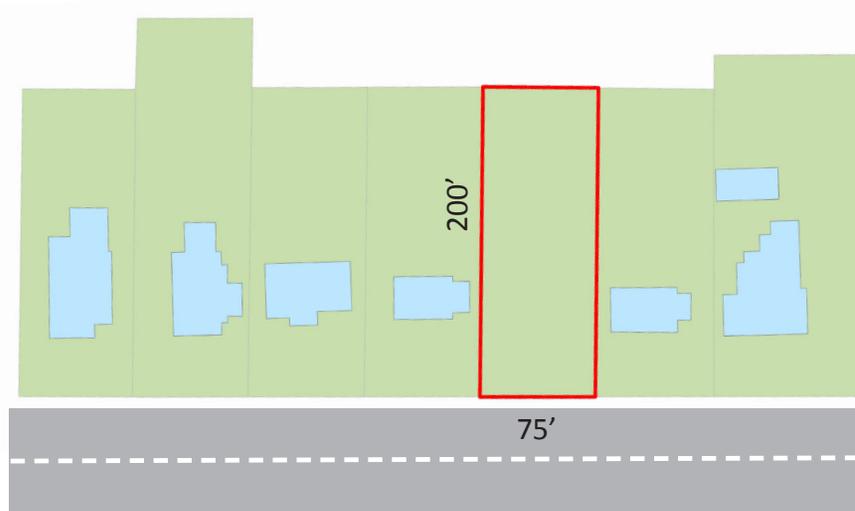


2 Duplexes (4 units)

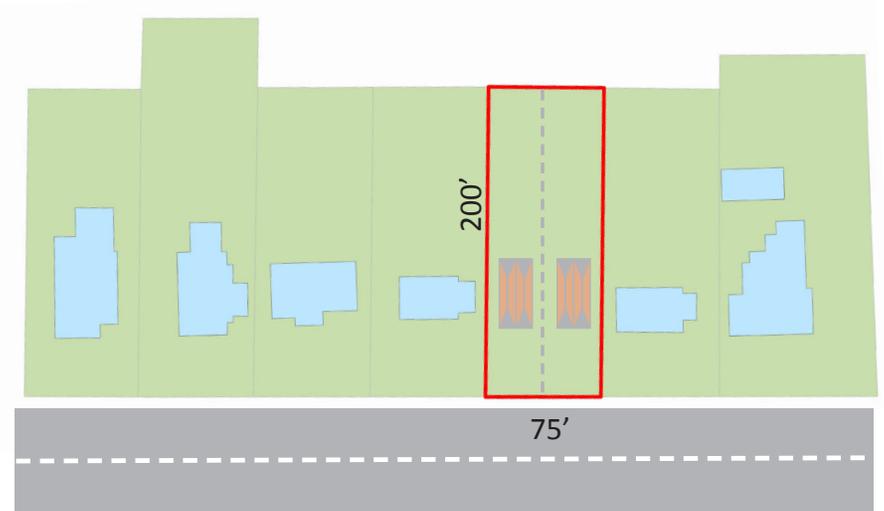


Applying
Affordable Housing Density Bonus

Duplexes are not permitted



2 Duplexes (4 units)



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 1.C.4: Small Houses

Small Houses in RU-5 on a 75' x 200' lot (15,000 square feet)

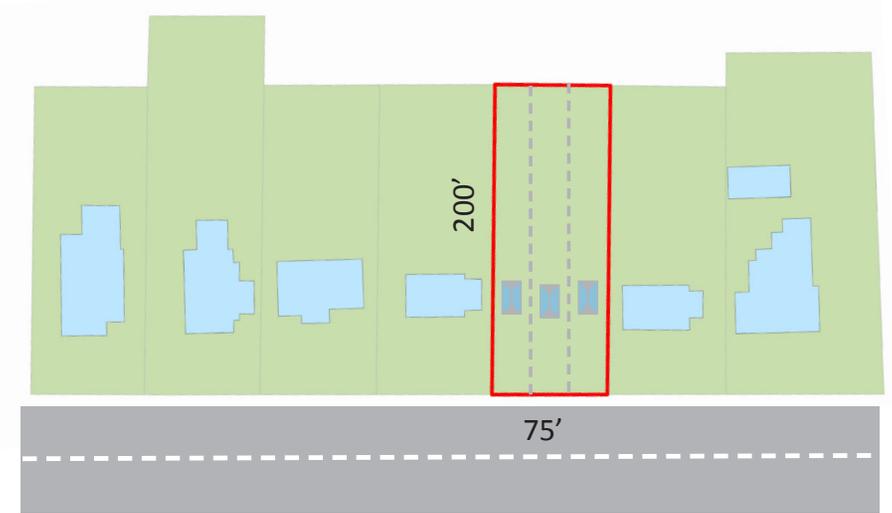
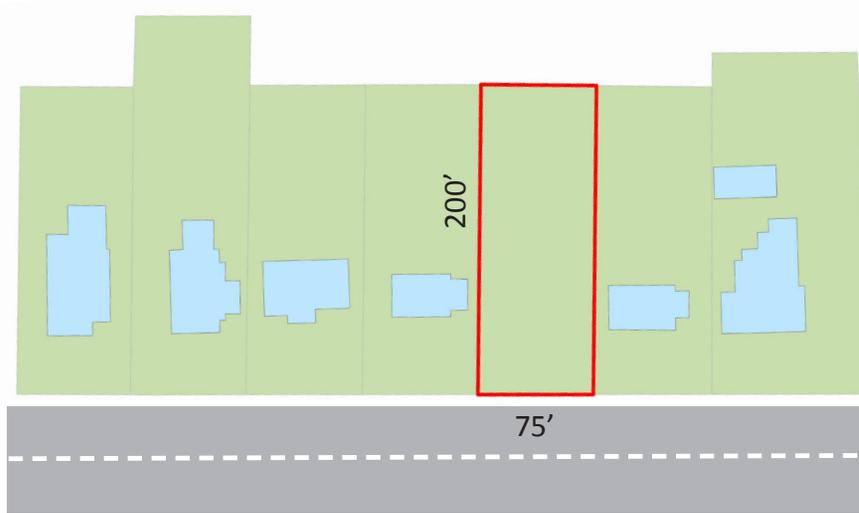
Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

The Small House Option is a new housing type option

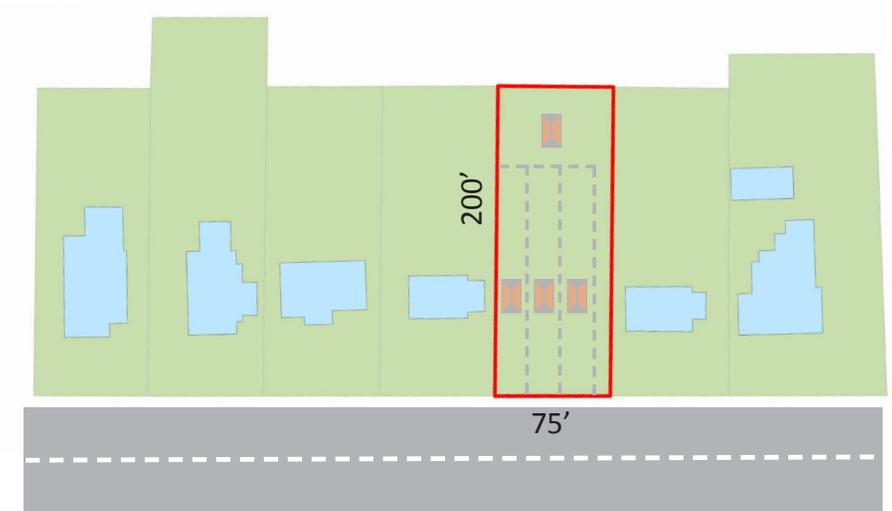
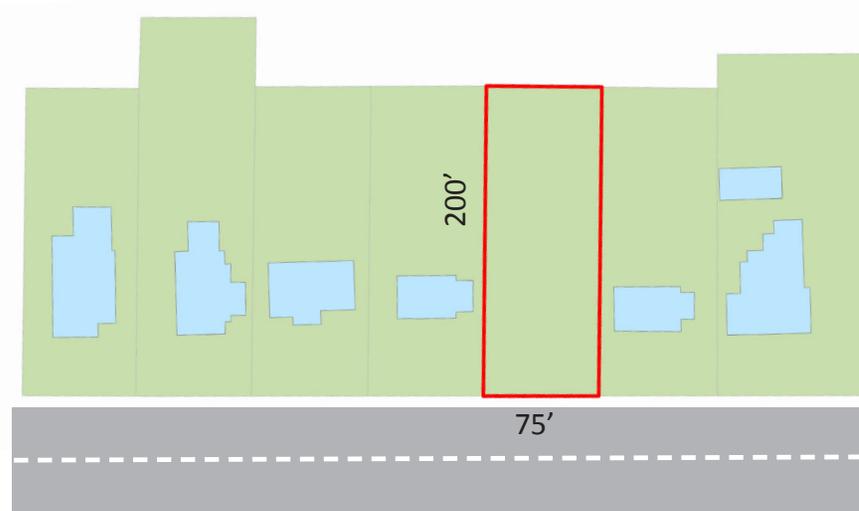
3 single family or duplex units in any combination limited to 1200 SF total size



Applying
Affordable Housing Density Bonus

The Small House Option is a new housing type option

4 Duplex units limited to 1200 SF total



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 2.A.1: Single Family

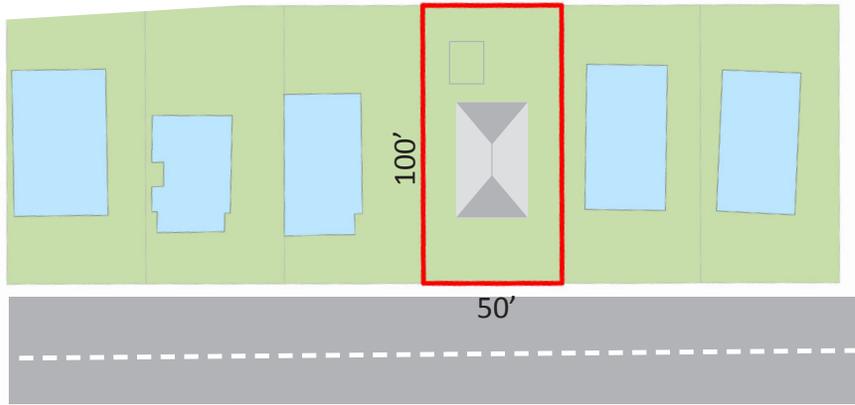
Single Family Housing in RU-5(2) on a 50' x 100' lot (5,000 square feet)

Maximum Yield Under Current Zoning Standards

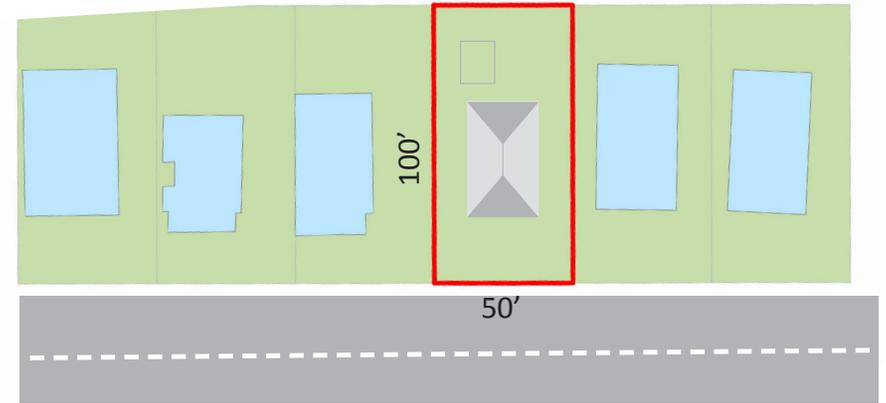
Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

1 single-family unit with 1 ADU

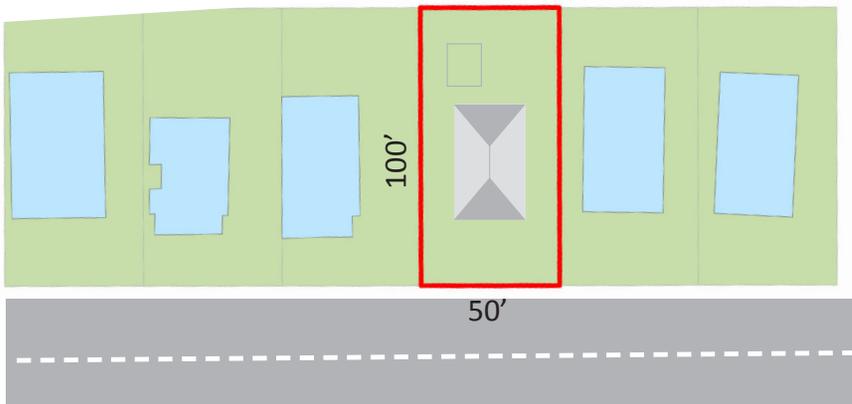


1 single-family unit with 1 ADU

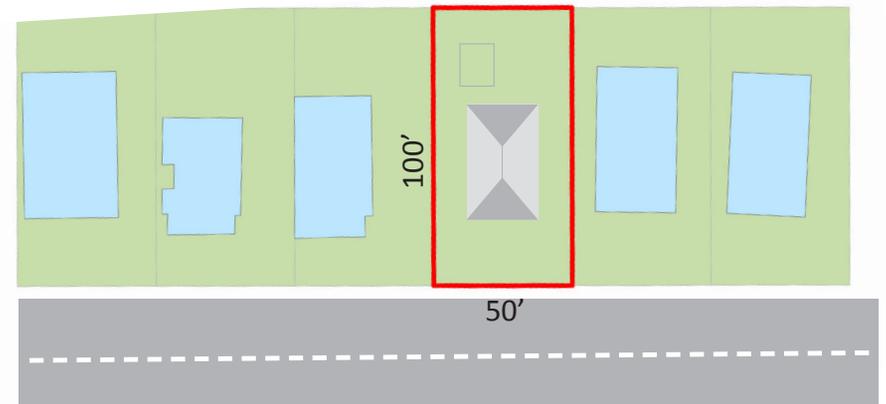


Applying
Affordable Housing Density Bonus

1 single-family unit with 1 ADU



1 single-family unit with 1 ADU



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 2.A.2: Single Family Attached

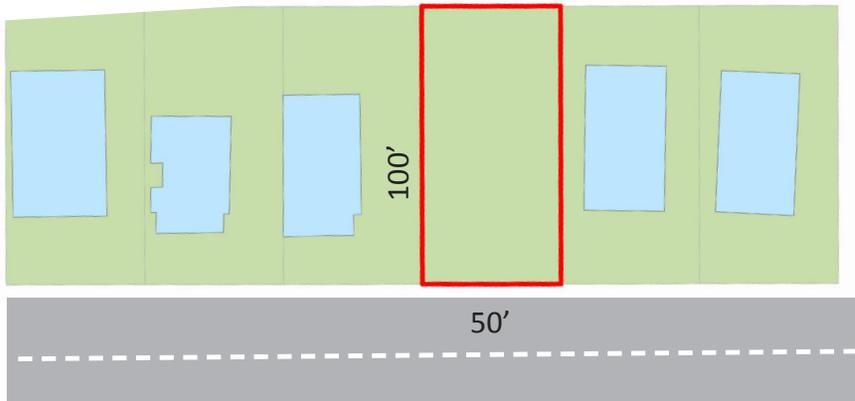
Duplexes in RU-5(2) on a 50' x 100' lot (5,000 square feet)

Maximum Yield Under Current Zoning Standards

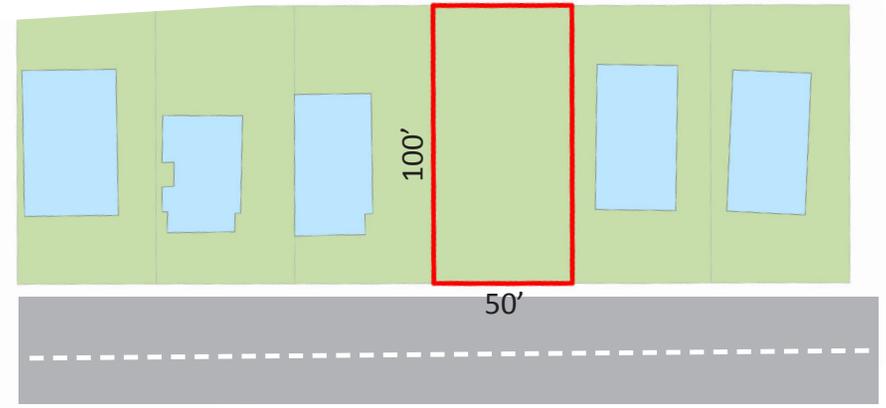
Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

Insufficient Lot Area

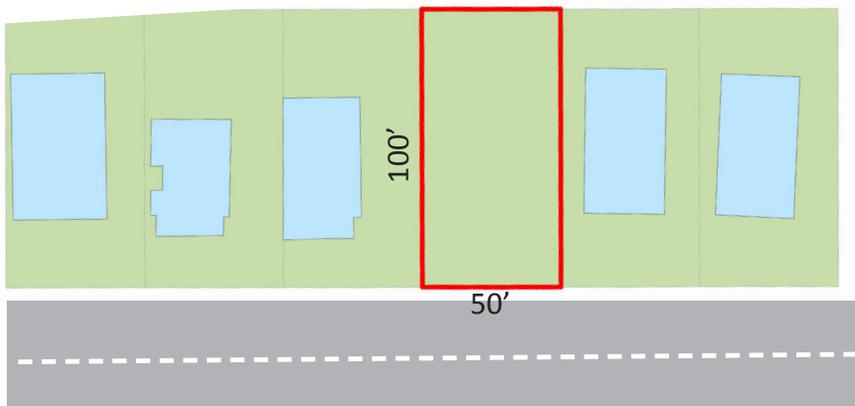


Density Cap

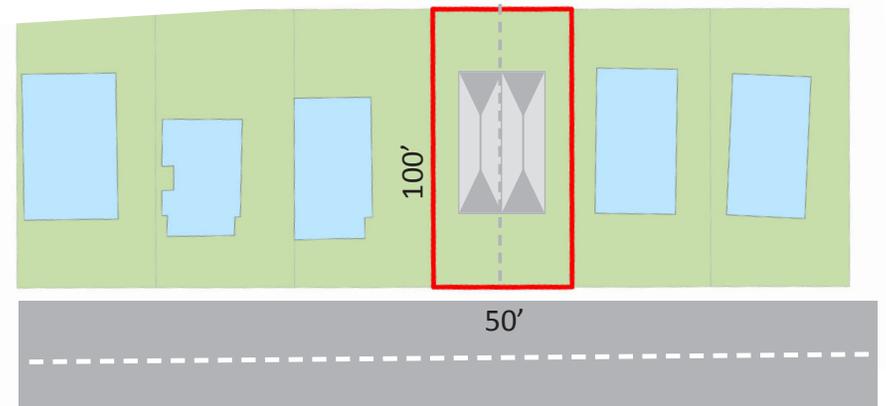


Applying
Affordable Housing Density Bonus

Insufficient Lot Area



1 Single Family Attached (2 units)



Single Family
 ADU
 Duplex
 Small House Single Family
 Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 2.A.3: Duplexes

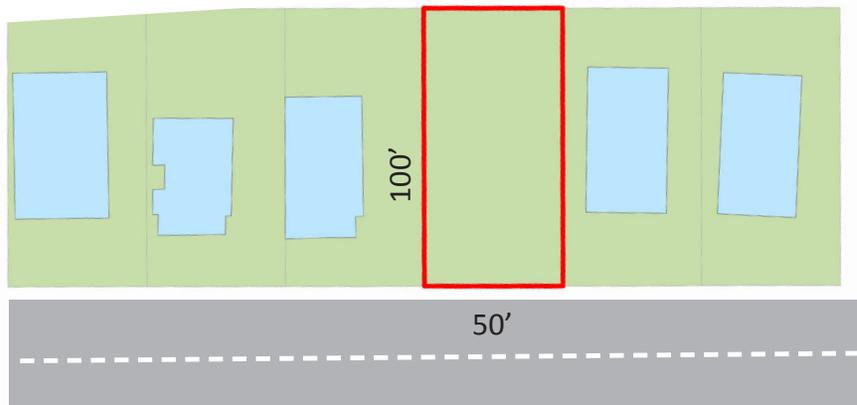
Duplexes in RU-5(2) on a 50' x 100' lot (5,000 square feet)

Maximum Yield Under Current Zoning Standards

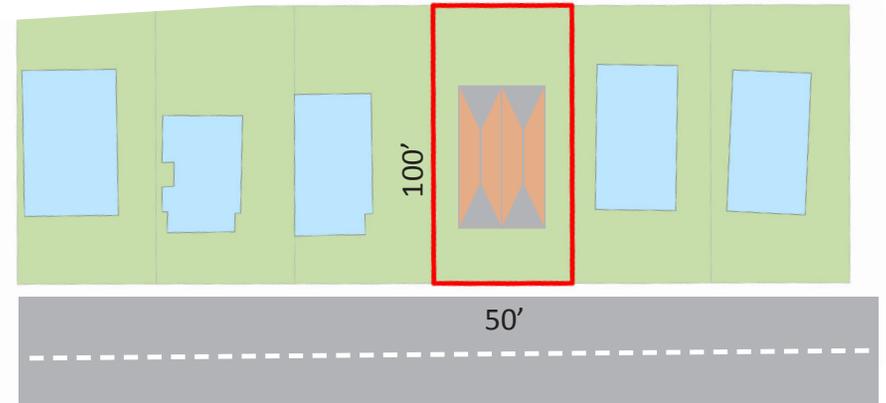
Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

Duplexes are not permitted

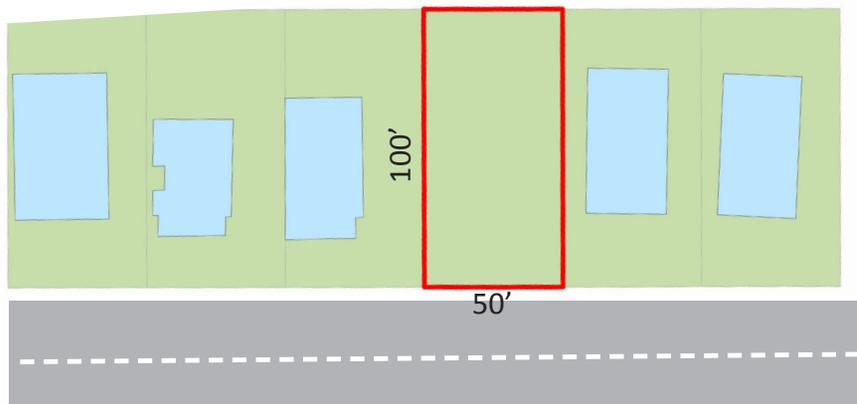


1 Duplexes (2 units)

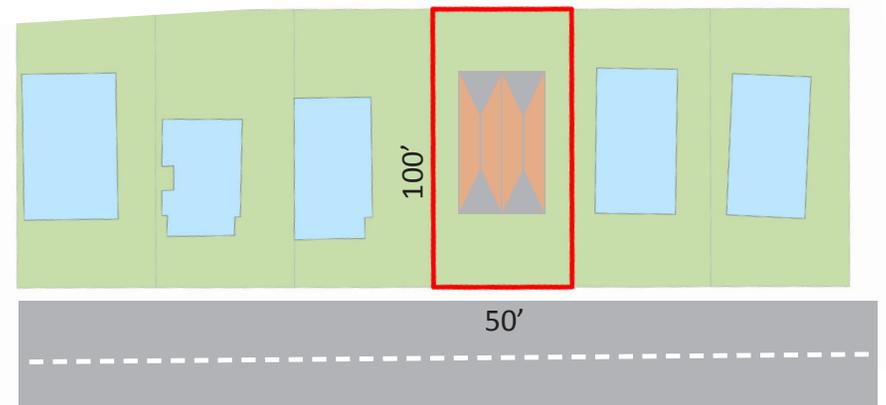


Applying
Affordable Housing Density Bonus

Duplexes are not permitted



1 Duplexes (2 units)



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 2.A.4: Small Houses

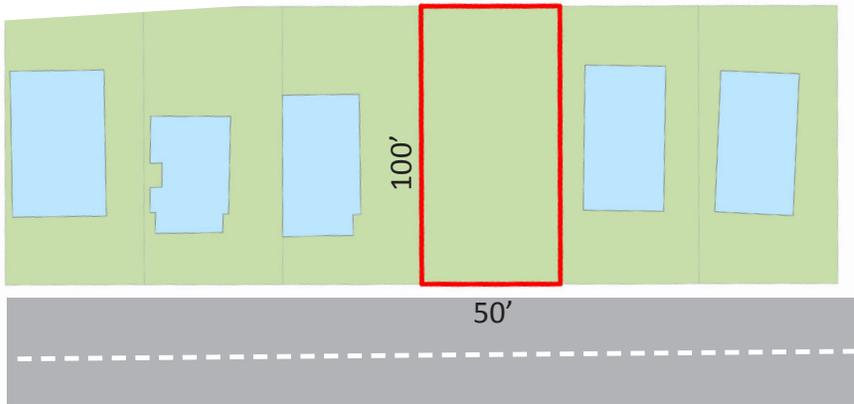
Small Houses in RU-5(2) on a 50' x 100' lot (5,000 square feet)

Maximum Yield Under Current Zoning Standards

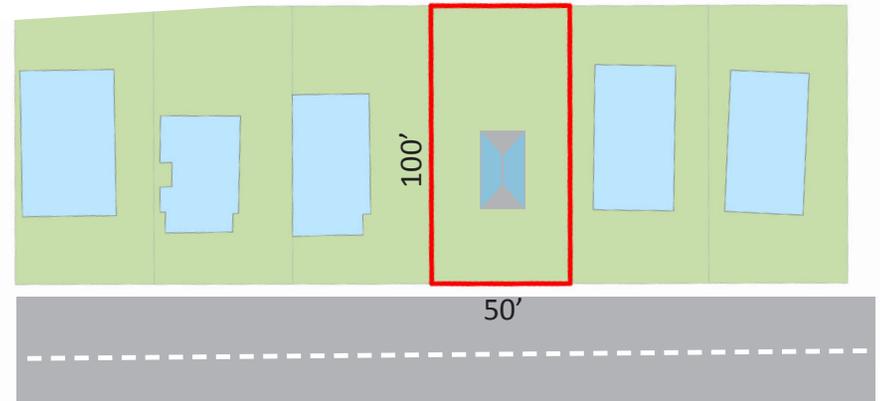
Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

The Small House Option is a new housing type option

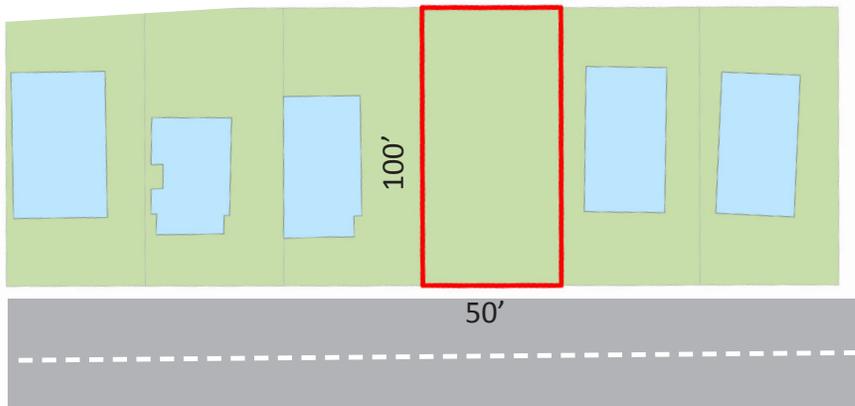


1 single-family limited to 800 SF footprint and 1200 SF total.

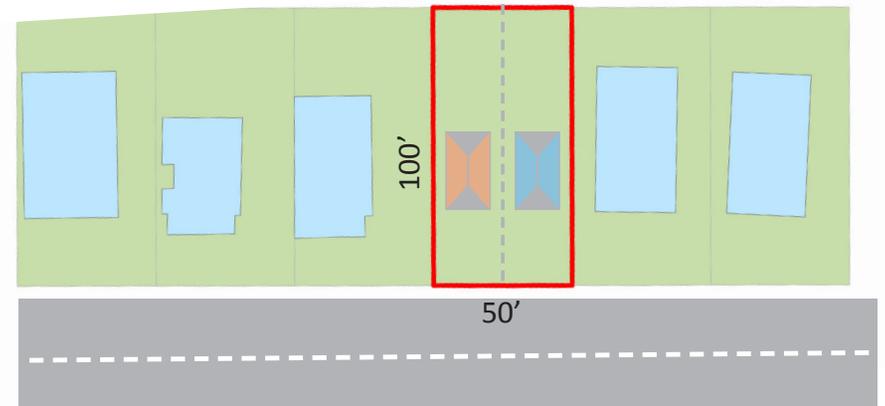


Applying
Affordable Housing Density Bonus

The Small House Option is a new housing type option



3 single family or duplex units in any combination limited to 1200 SF size



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 2.B.1: Single Family

Single Family Housing in RU-5(2) on a 50' x 150' lot (7,500 square feet)

Maximum Yield Under Current Zoning Standards

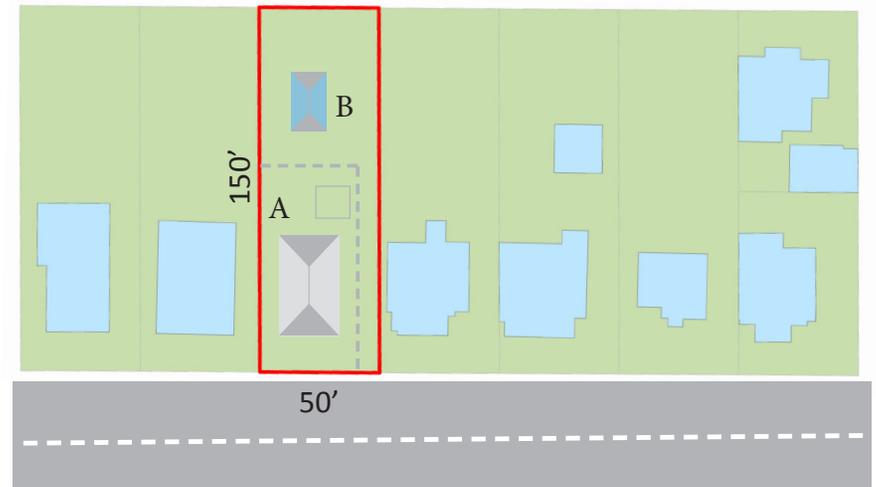
Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

1 single family with an ADU



Lot A: 1 single-family with an ADU
Lot B: Narrow pole flag lot. Single-family house limited to 1200 SF

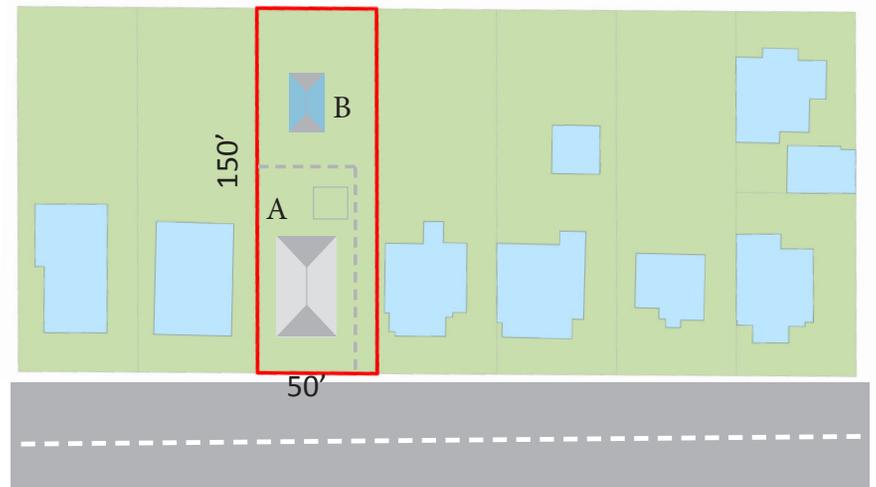


Applying
Affordable Housing Density Bonus

1 single family with an ADU



Lot A: 1 single-family with an ADU
Lot B: Narrow pole flag lot. Single-family house limited to 1200 SF



Single Family
 ADU
 Duplex
 Small House Single Family
 Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 2.B.2: Attached Houses

Single Family Attached Housing in RU-5(2) on a 50' x 150' lot (7,500 square feet)

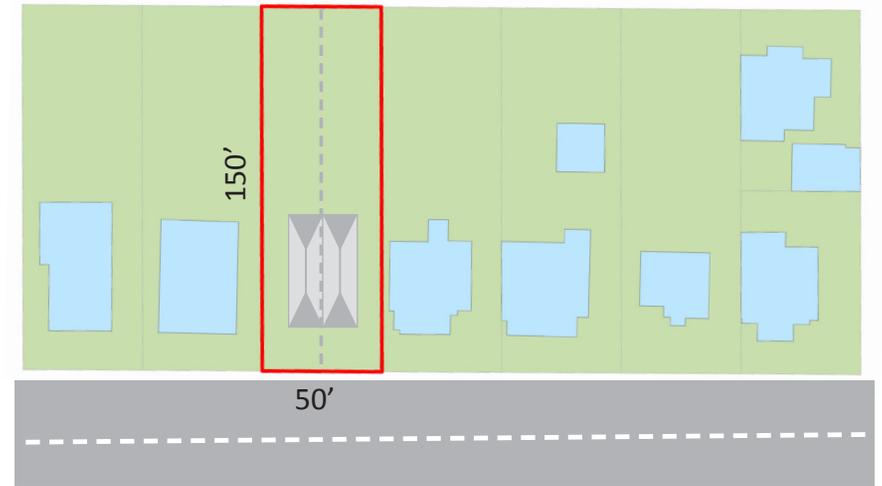
Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards

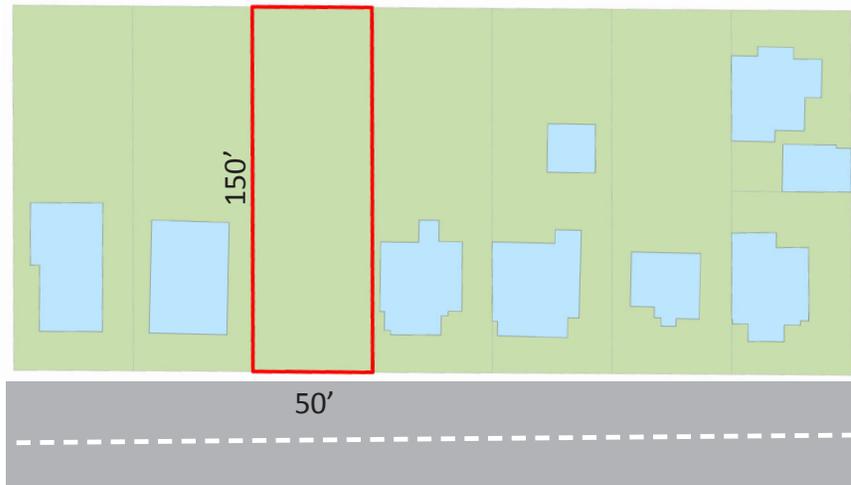
Not Applying
Affordable Housing Density Bonus



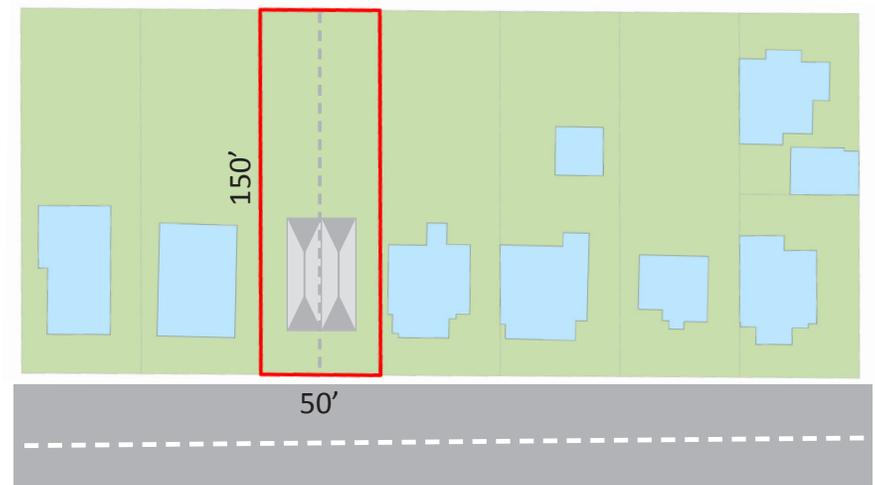
1 Single Family Attached (2 units)



Applying
Affordable Housing Density Bonus



1 Single Family Attached (2 units)



Single Family
 ADU
 Duplex
 Small House Single Family
 Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 2.B.3: Duplexes

Duplexes in RU-5(2) on a 50' x 150' lot (7,500 square feet)

Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

1 Duplex (2 units)

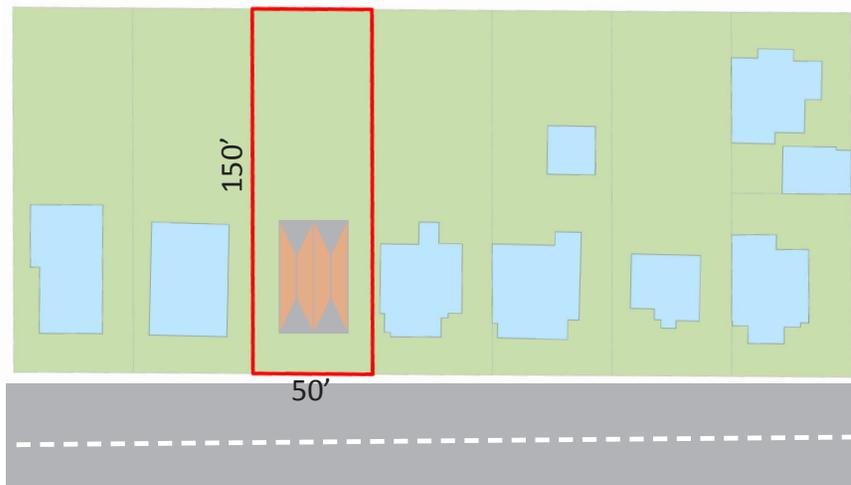


1 Duplex (2 units)

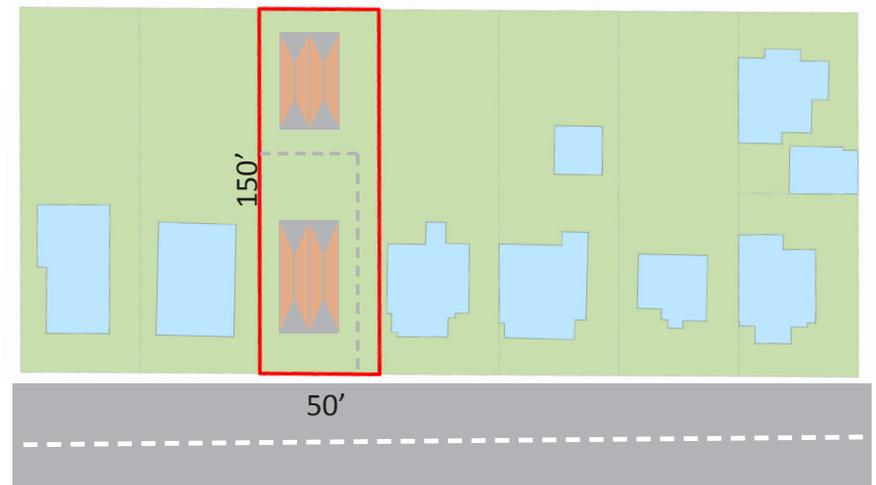


Applying
Affordable Housing Density Bonus

1 Duplex (2 units)



Lot width reductions for Affordable Housing allow space for a standard flag lot with a 20 ft. pole to be subdivided. Each lot could accommodate a Duplex.



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 2.B.4: Townhouses

Townhouses in RU-5(2) on a 50' x 150' lot (7,500 square feet)

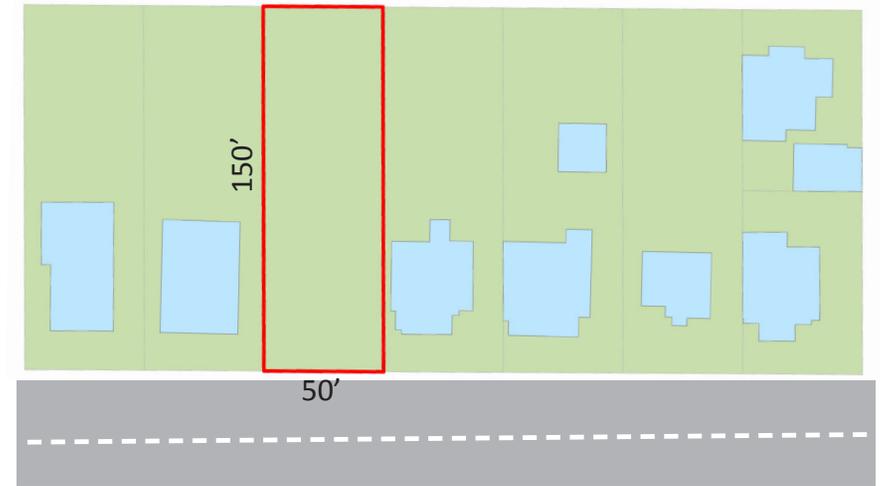
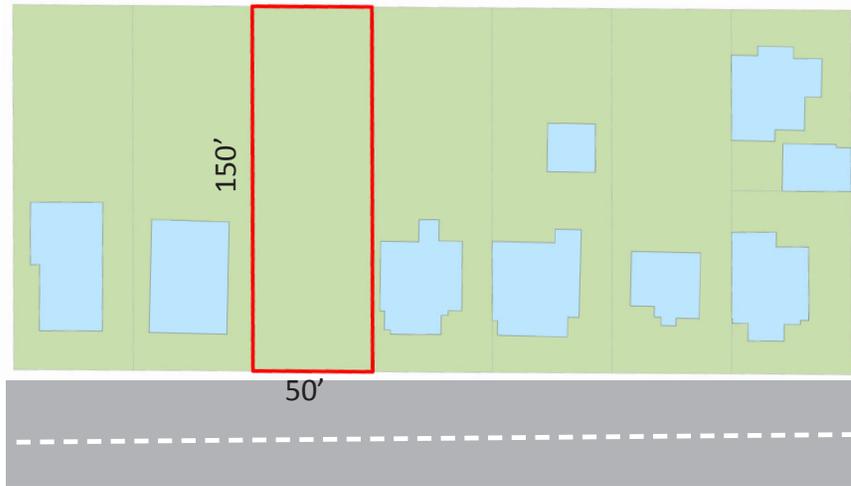
Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

No townhouses would be allowed to due density restrictions

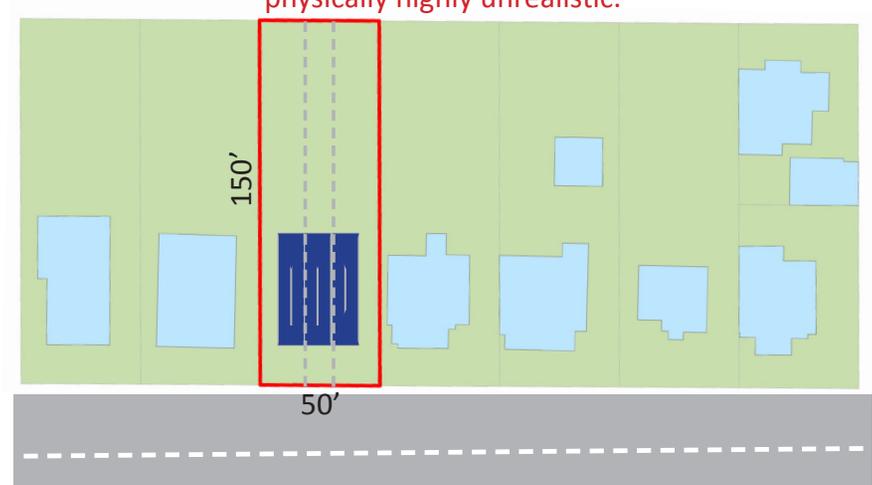
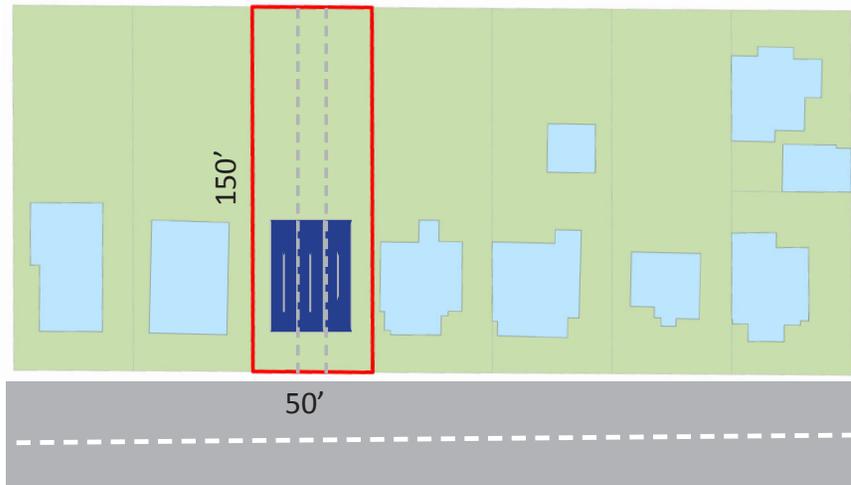
No townhouses would be allowed to due density restrictions



Applying
Affordable Housing Density Bonus

3 Townhouse Units

6 Townhouse Units are technically permissable; however, physically highly unrealistic.



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 2.B.5: Small Houses

Small Houses in RU-5(2) on a 50' x 150' lot (7,500 square feet)

Maximum Yield Under Current Zoning Standards

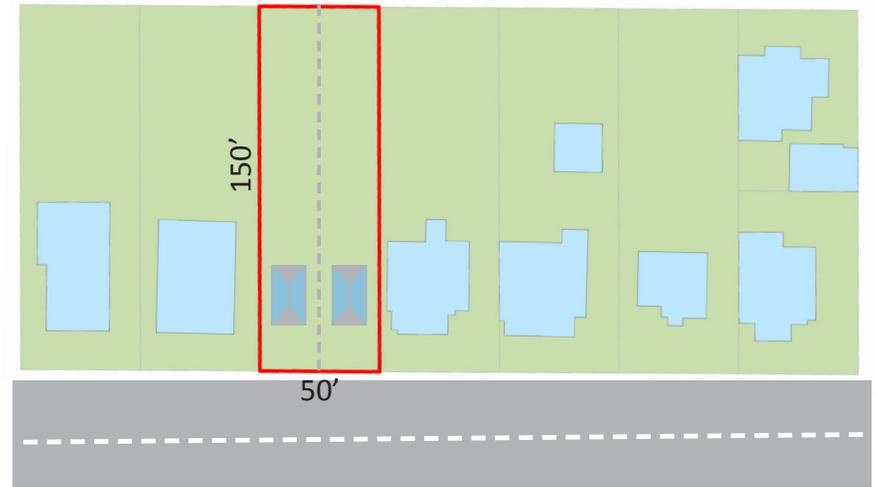
Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

The Small House Option is a new housing type option



Two Single Family or 1 Duplex limited to 1200 SF



Applying
Affordable Housing Density Bonus

The Small House Option is a new housing type option



Two Duplexes limited to 1200 SF



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 2.C.1: Single Family

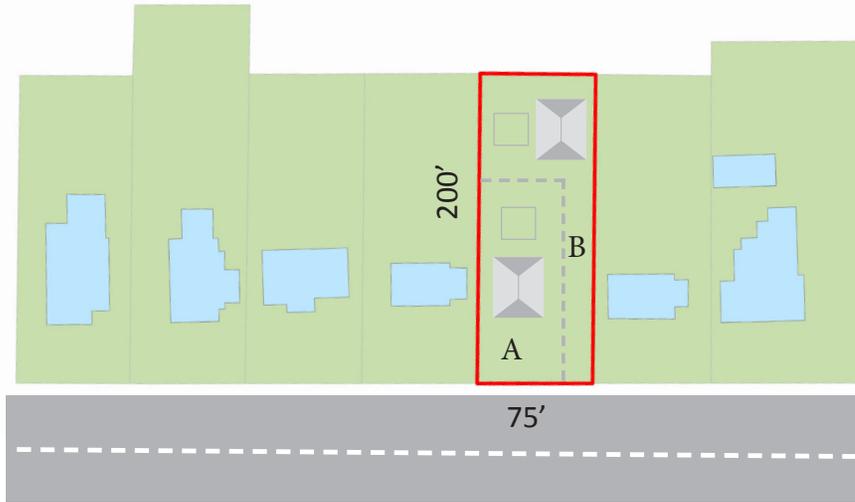
Single Family Housing in RU-5(2) on a 75' x 200' lot (15,000 square feet)

Maximum Yield Under Current Zoning Standards

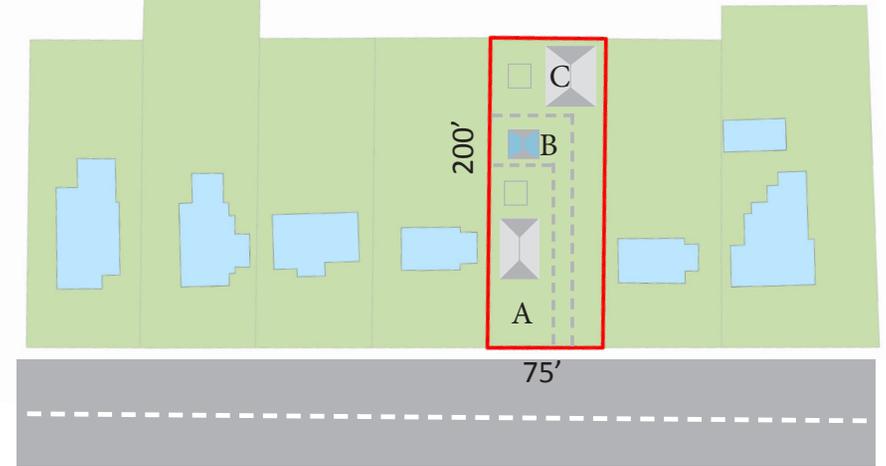
Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

Lot A: 1 single family unit with 1 ADU
Lot B: Standard flag lot with 1 single family unit with 1 ADU

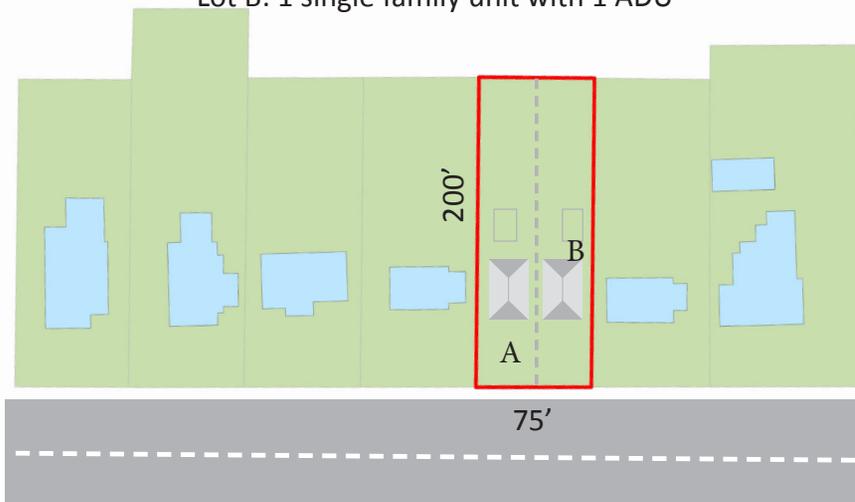


Lot A: 1 single family unit with 1 ADU
Lot B: 1 Narrow pole flag lot with single family unit capped at 1200 SF
Lot C: Standard flag lot with 1 single family unit with 1 ADU

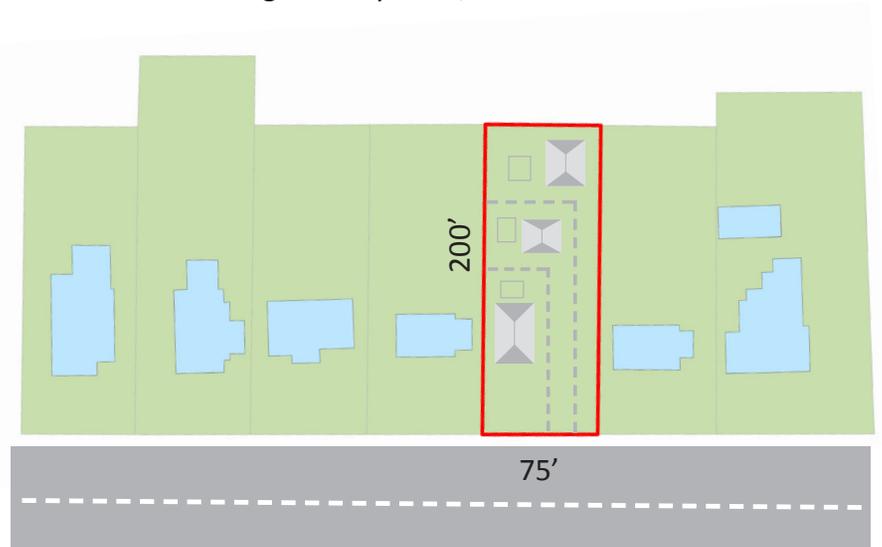


Applying
Affordable Housing Density Bonus

Lot A: 1 single family unit with 1 ADU
Lot B: 1 single family unit with 1 ADU



3 single-family units, each with an ADU



Single Family
 ADU
 Duplex
 Small House Single Family
 Townhouse

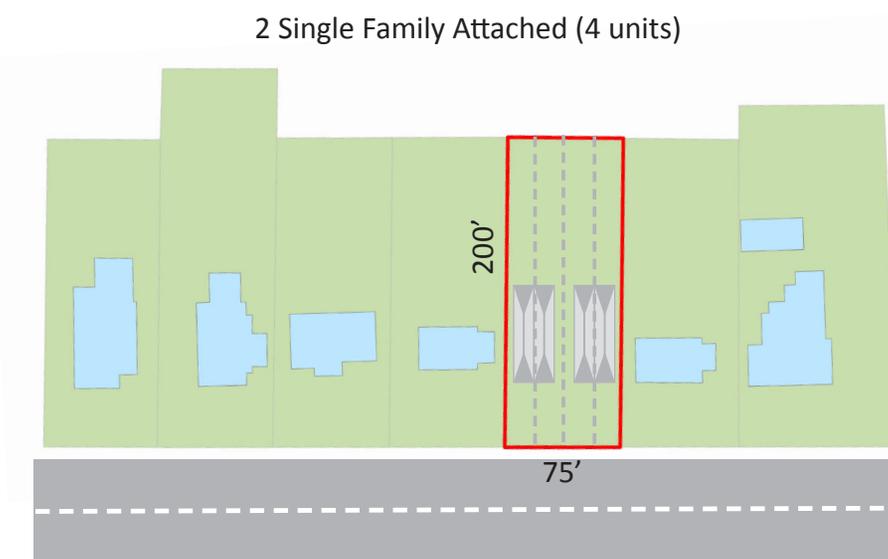
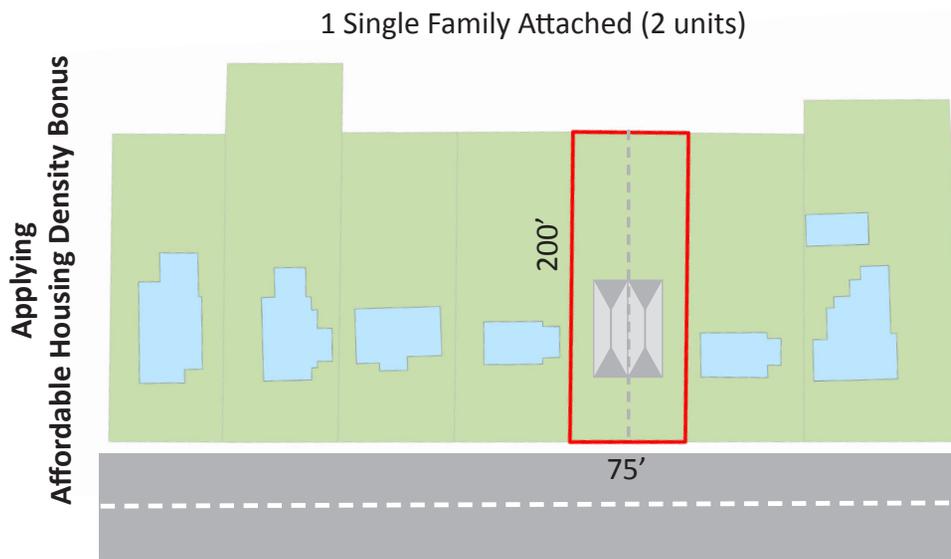
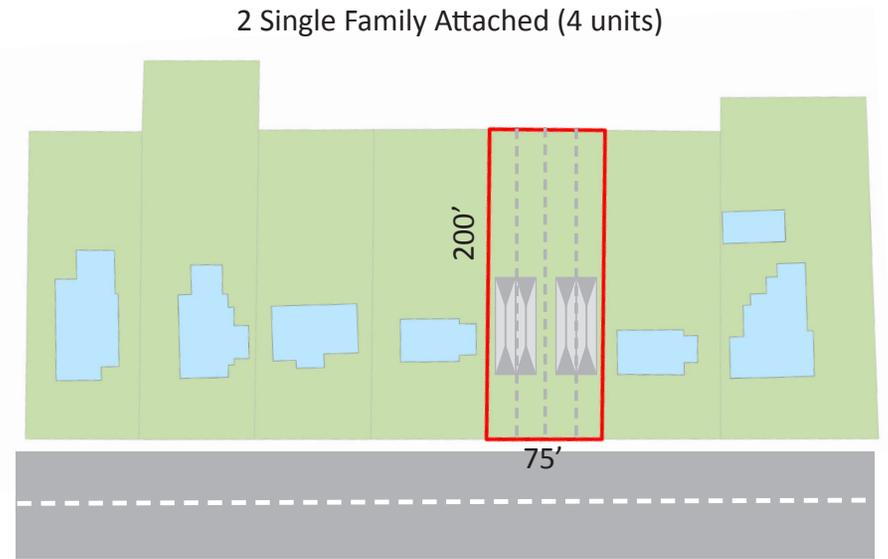
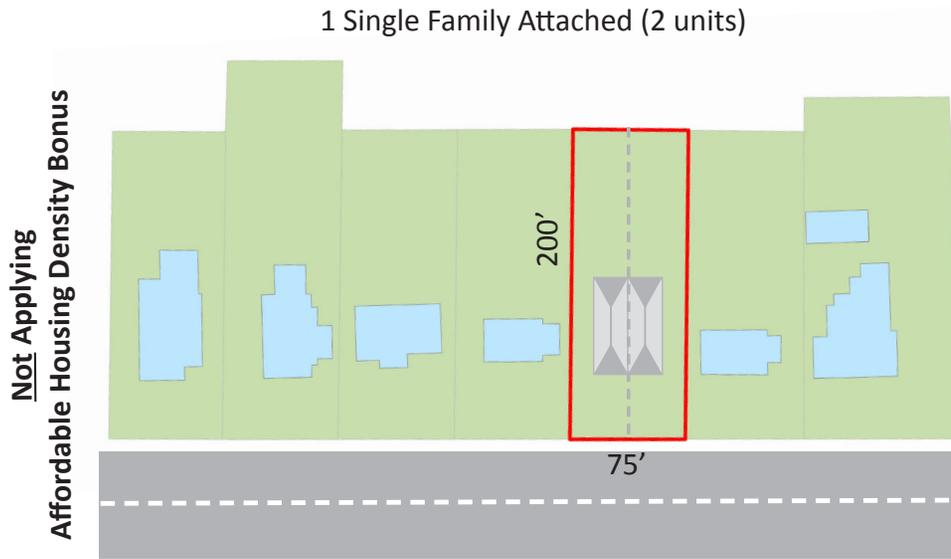
Drawings are not to scale. For illustrative purposes only.

Scenario 2.C.2: Attached Houses

Single Family Attached Housing in RU-5(2) on a 75' x 200' lot (15,000 square feet)

Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 2.C.3: Duplexes

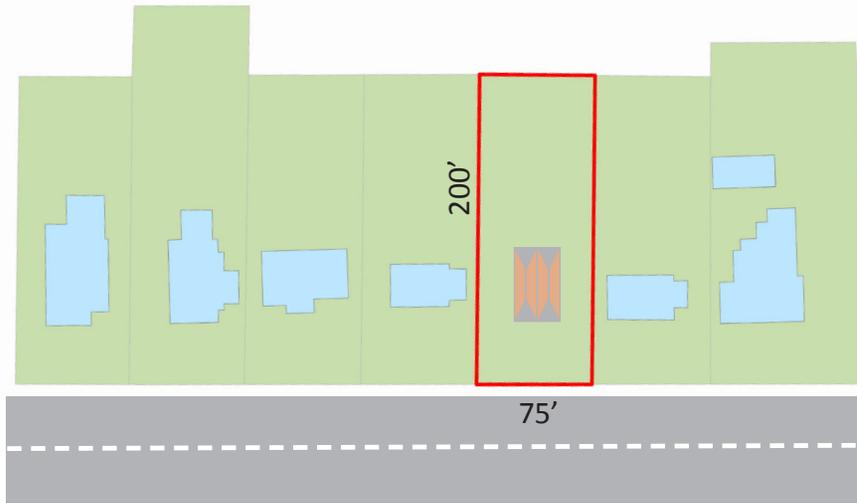
Duplexes in RU-5(2) on a 75' x 200' lot (15,000 square feet)

Maximum Yield Under Current Zoning Standards

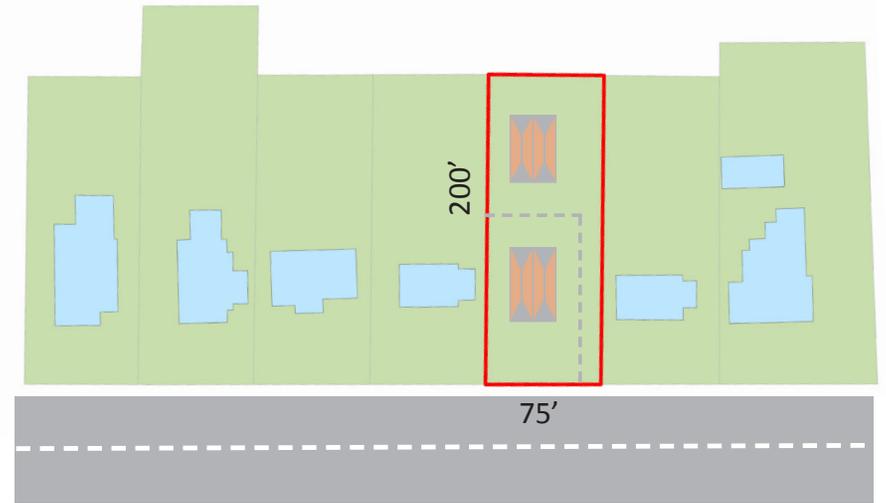
Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

1 Duplex (2 units)

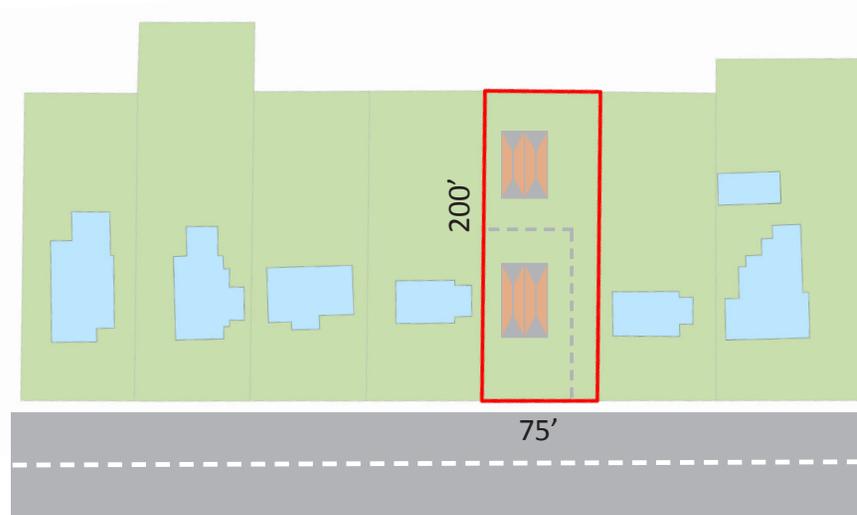


2 Duplexes (4 units)

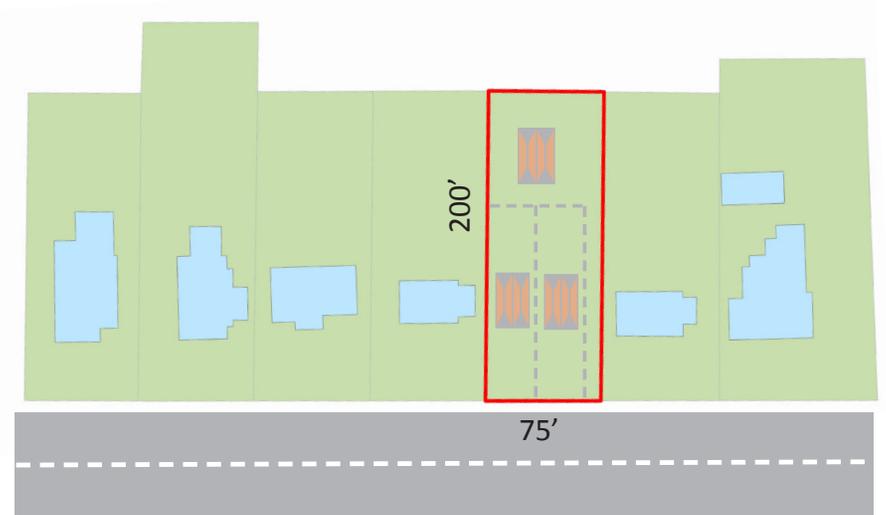


Applying
Affordable Housing Density Bonus

Duplexes are not permitted



3 Duplexes (6 units)



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 2.C.4: Small Houses

Small Houses in RU-5 (2) on a 75' x 200' lot (15,000 square feet)

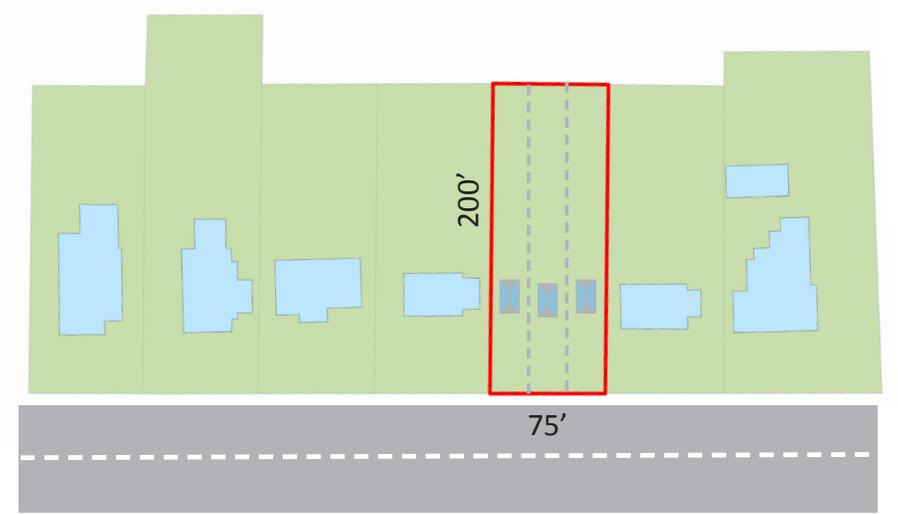
Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

The Small House Option is a new housing type option

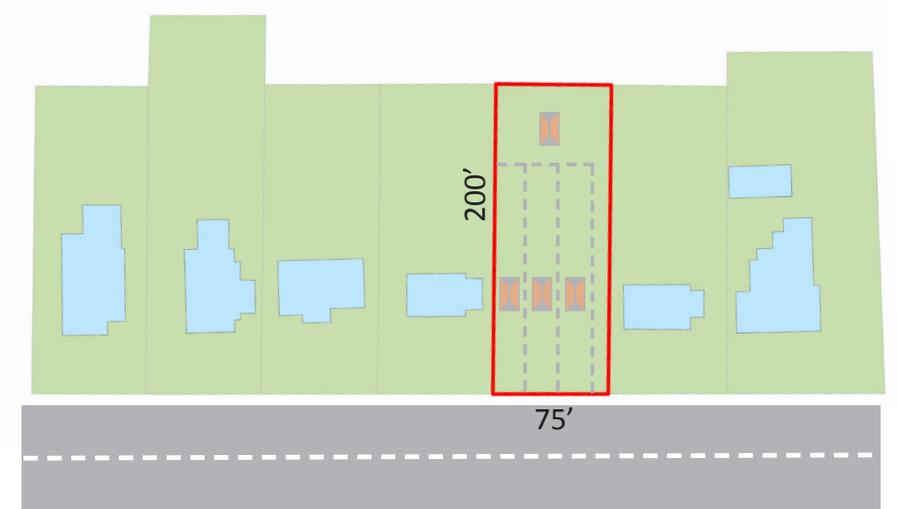
3 single family or duplex units in any combination limited to 1200 SF total size



Applying
Affordable Housing Density Bonus

The Small House Option is a new housing type option

4 Duplex units limited to 1200 SF total



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 3.A.1: Single Family

Single Family Housing in RS-8 Urban Tier on a 50' x 100' lot (5,000 square feet)

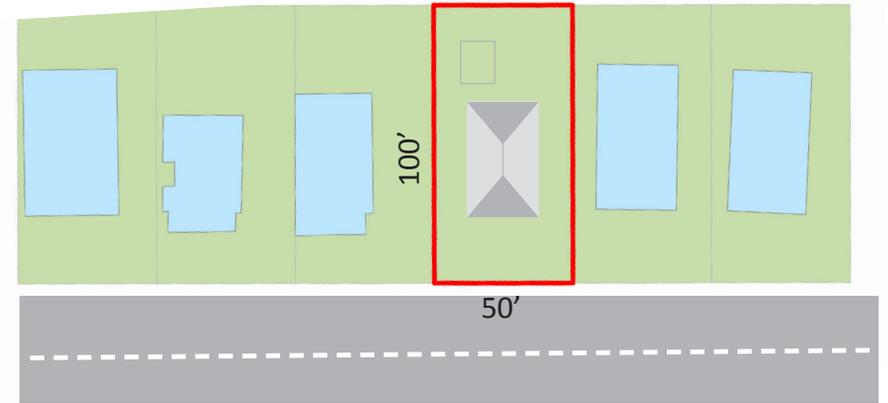
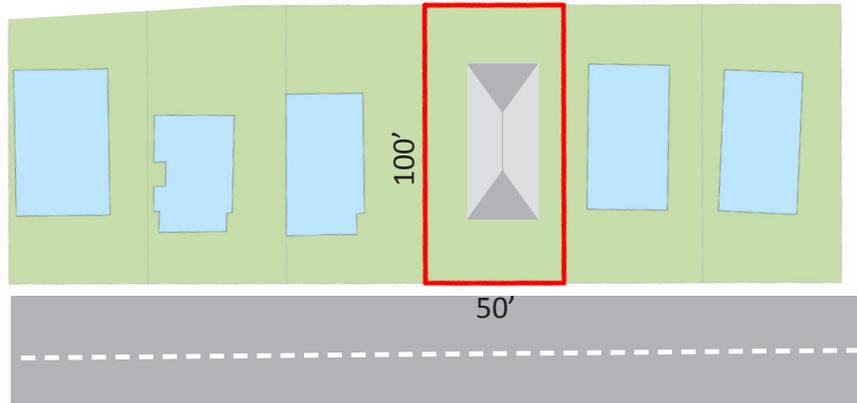
Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

1 single-family unit

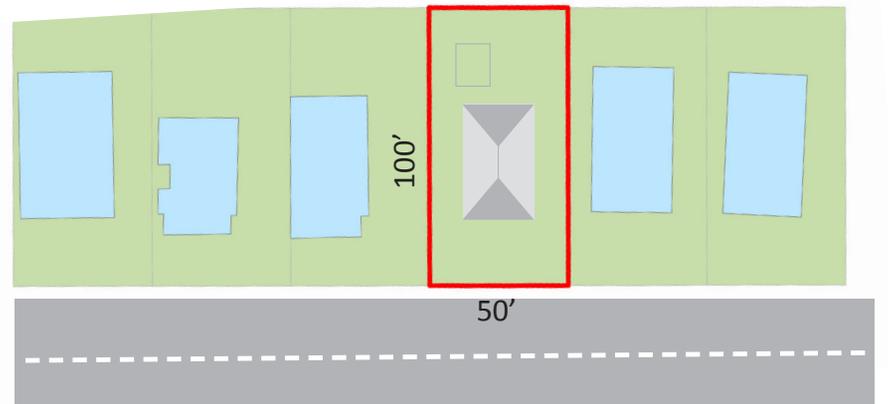
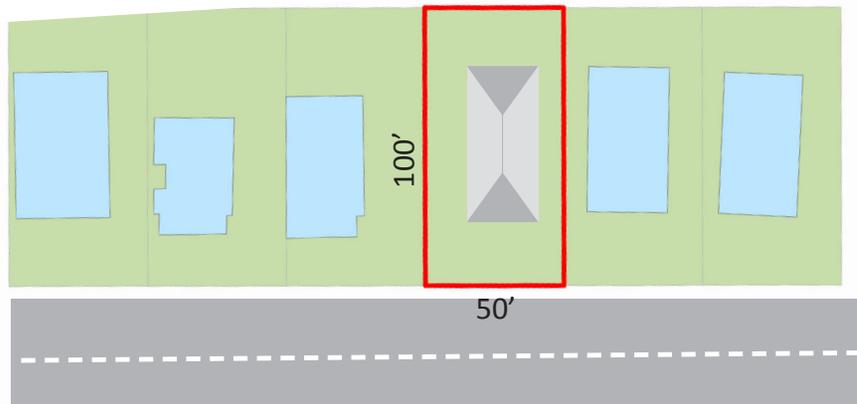
1 single-family unit with 1 ADU



Applying
Affordable Housing Density Bonus

1 single-family unit

1 single-family unit with 1 ADU



- Single Family
- ADU
- Duplex
- Small House Single Family
- Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 3.A.2: Single Family Attached

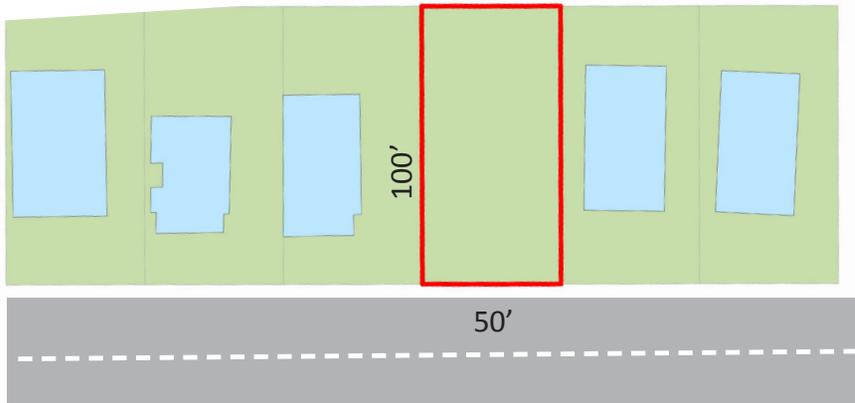
Duplexes in RS-8 Urban Tier on a 50' x 100' lot (5,000 square feet)

Maximum Yield Under Current Zoning Standards

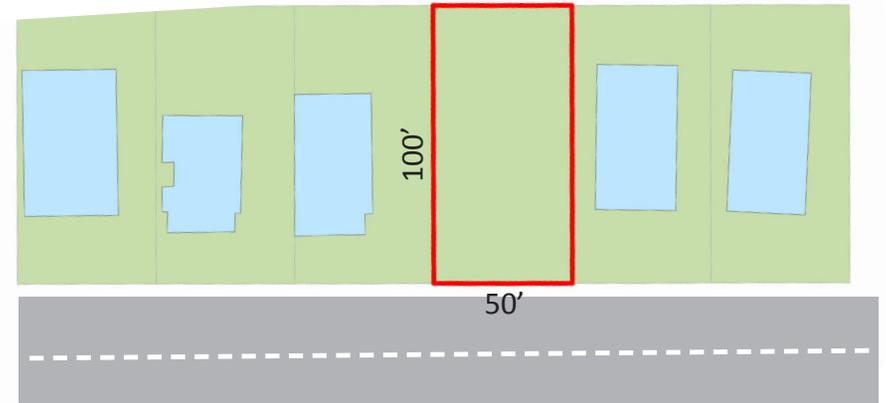
Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

Insufficient Lot Area

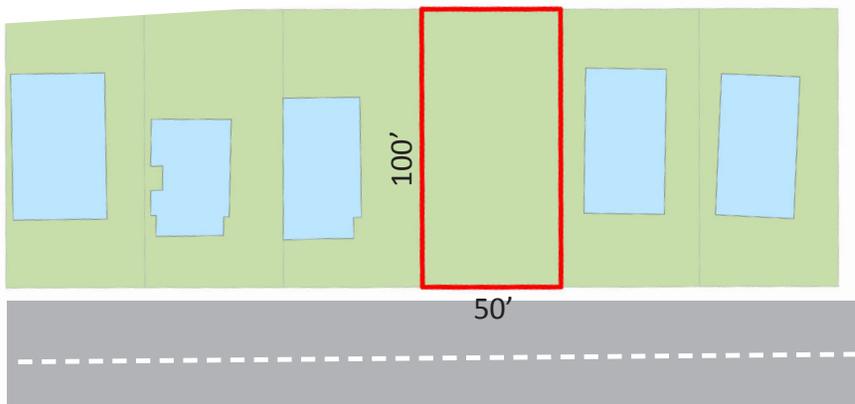


Density Cap

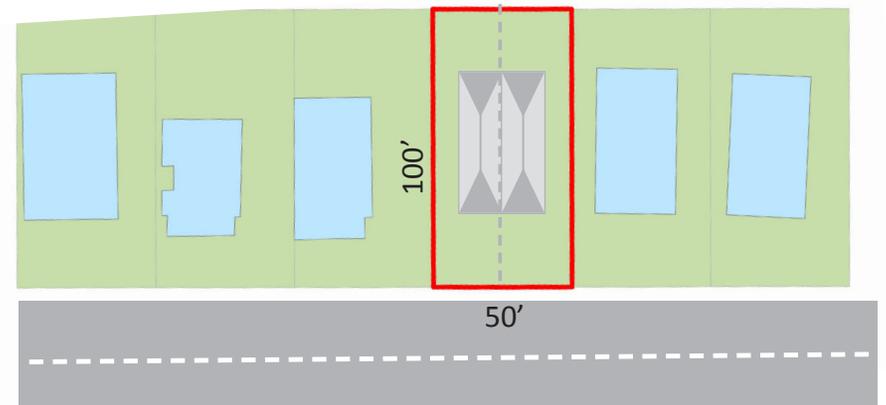


Applying
Affordable Housing Density Bonus

Insufficient Lot Area



1 Single Family Attached (2 units)



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 3.A.3: Duplexes

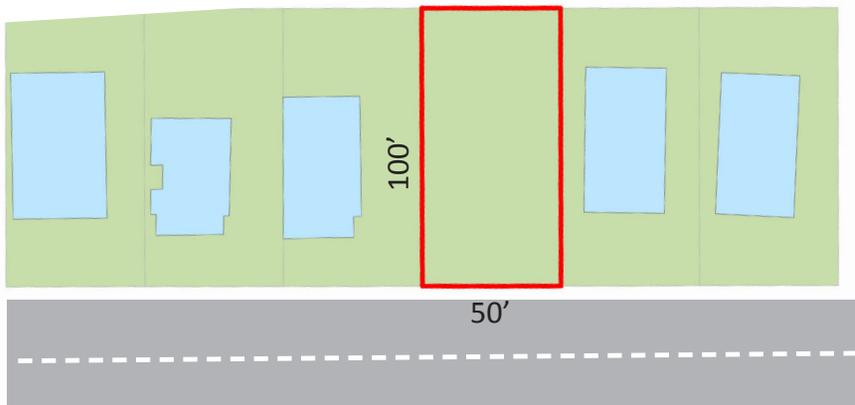
Duplexes in RS-8 Urban Tier on a 50' x 100' lot (5,000 square feet)

Maximum Yield Under Current Zoning Standards

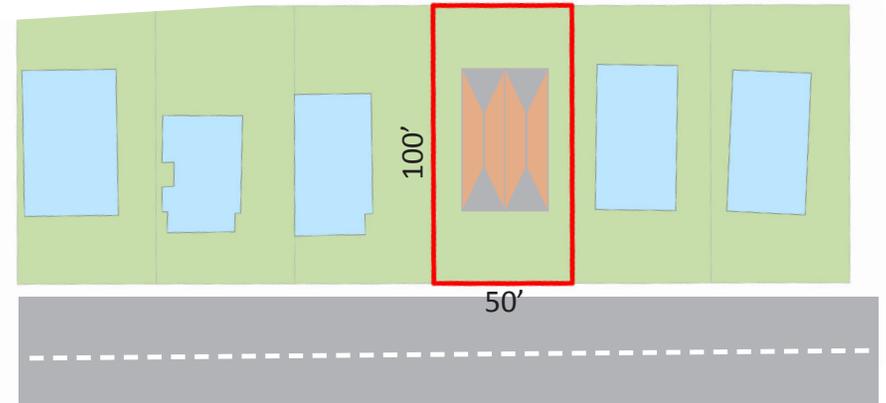
Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

Duplexes are not permitted

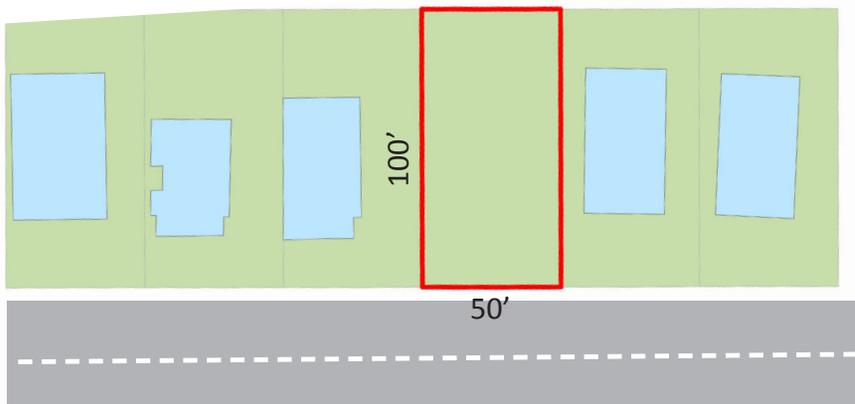


1 Duplex (2 units)

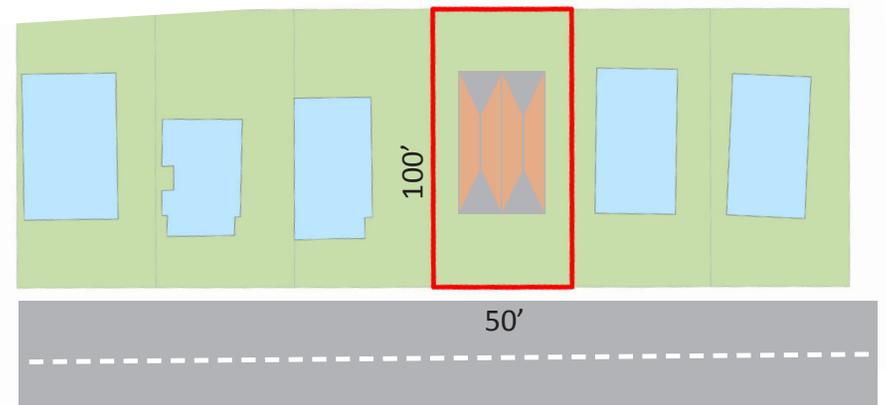


Applying
Affordable Housing Density Bonus

Duplexes are not permitted



1 Duplex (2 units)



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 3.A.4: Small Houses

Small Houses in RS-8 Urban Tier on a 50' x 100' lot (5,000 square feet)

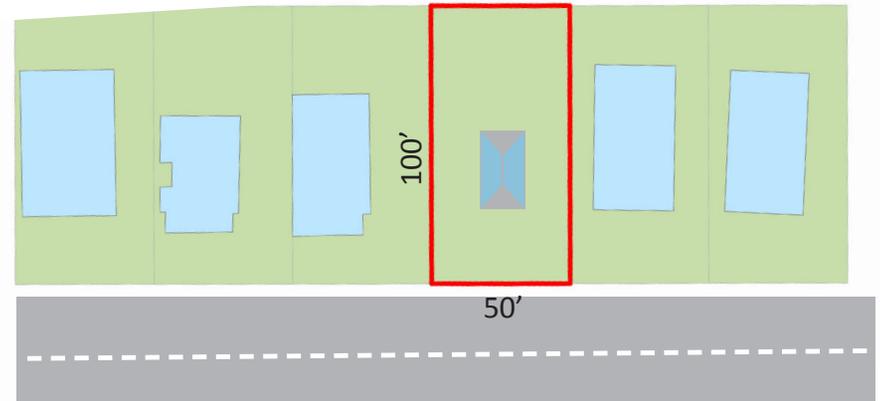
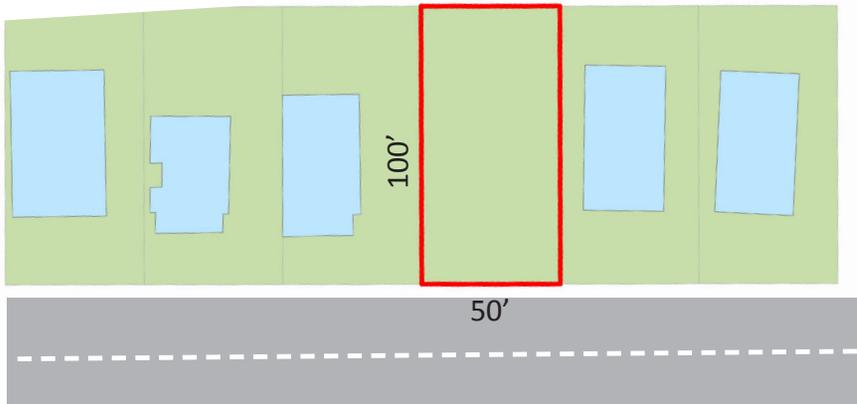
Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards

Not Applying Affordable Housing Density Bonus

The Small House Option is a new housing type option

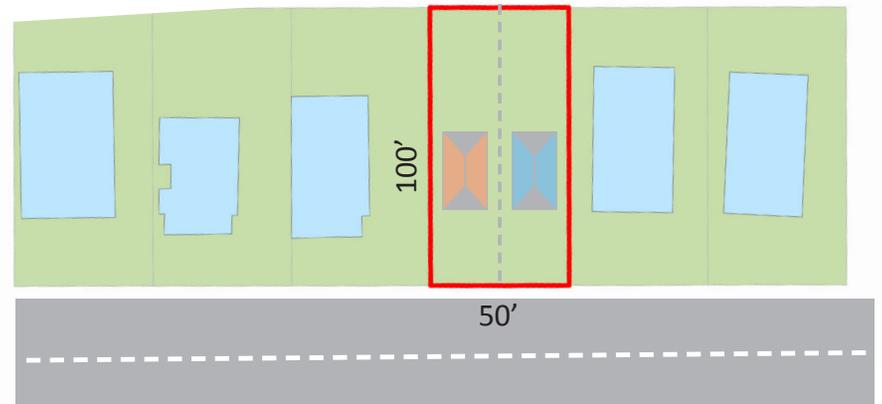
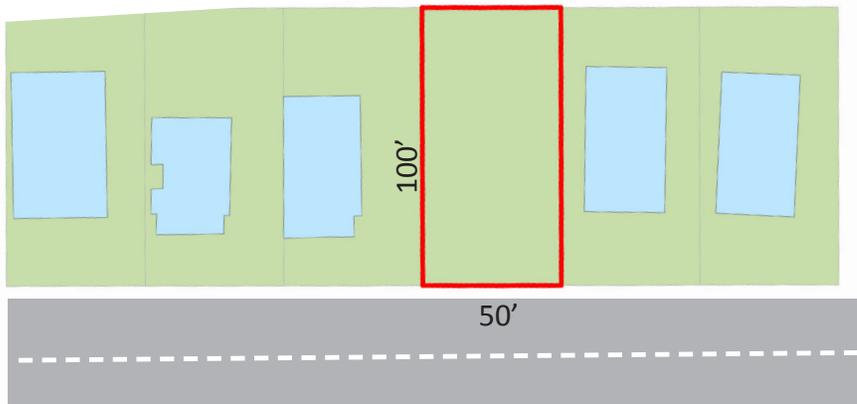
1 single-family limited to 800 SF footprint and 1200 SF total.



Applying Affordable Housing Density Bonus

The Small House Option is a new housing type option

3 single family or duplex units in any combination limited to 1200 SF size



- Single Family
- ADU
- Duplex
- Small House Single Family
- Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 3A: Single Family

Single Family Housing in RS-8 Urban Tier on a 50' x 150' lot (7,500 square feet)

Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

1 single family unit



1 single family with an ADU



Applying
Affordable Housing Density Bonus

1 single family unit



1 single family with an ADU



- Single Family
- ADU
- Duplex
- Small House Single Family
- Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 3.B.2: Attached Houses

Single Family Attached Housing in RS-8 Urban Tier on a 50' x 150' lot (7,500 square feet)

Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus



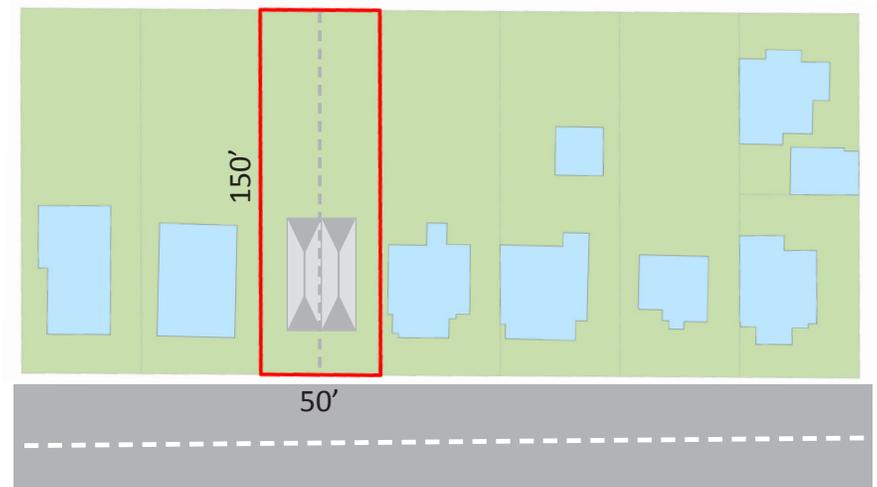
1 Single Family Attached (2 units)



Applying
Affordable Housing Density Bonus



1 Single Family Attached (2 units)



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 3.B.3: Duplexes

Duplexes in RS-8 Urban Tier on a 50' x 150' lot (7,500 square feet)

Maximum Yield Under Current Zoning Standards

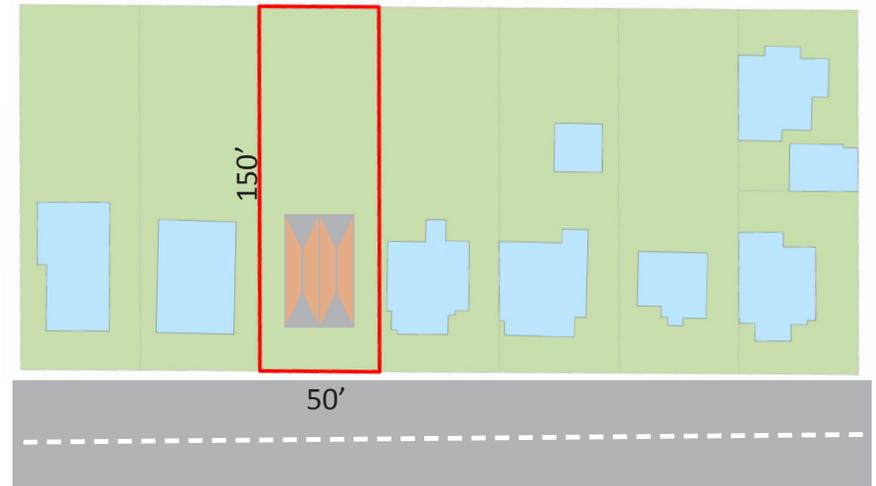
Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

Duplexes are not permitted

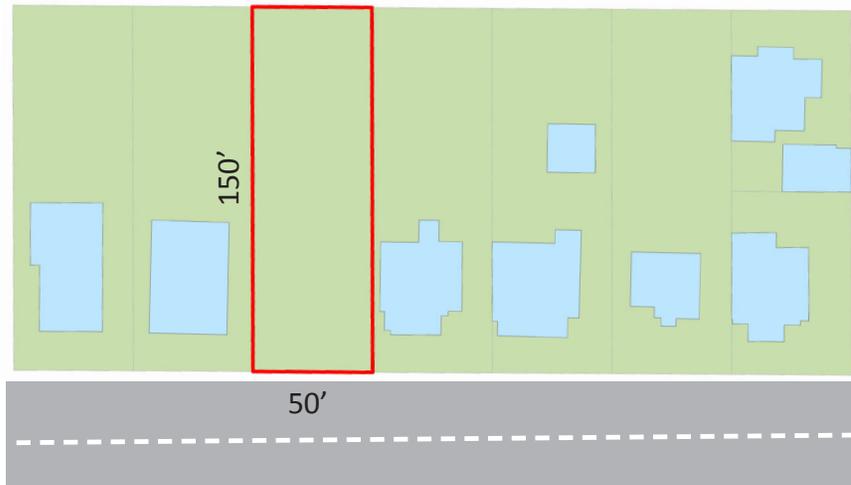


1 Duplex (2 units)

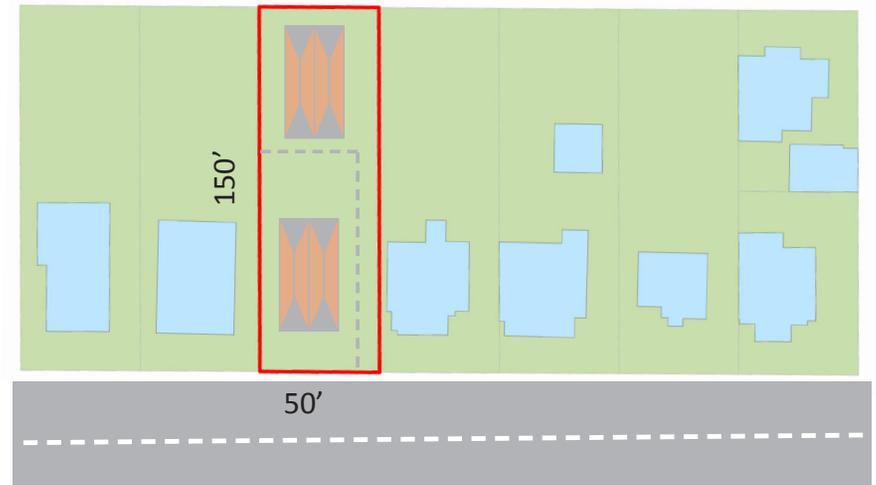


Applying
Affordable Housing Density Bonus

Duplexes are not permitted



2 Duplexes (4 Units)



- Single Family
- ADU
- Duplex
- Small House Single Family
- Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 3.B.4: Small Houses

Small Houses in RS-8 (Urban Tier) on a 50' x 150' lot (7,500 square feet)

Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

The Small House Option is a new housing type option

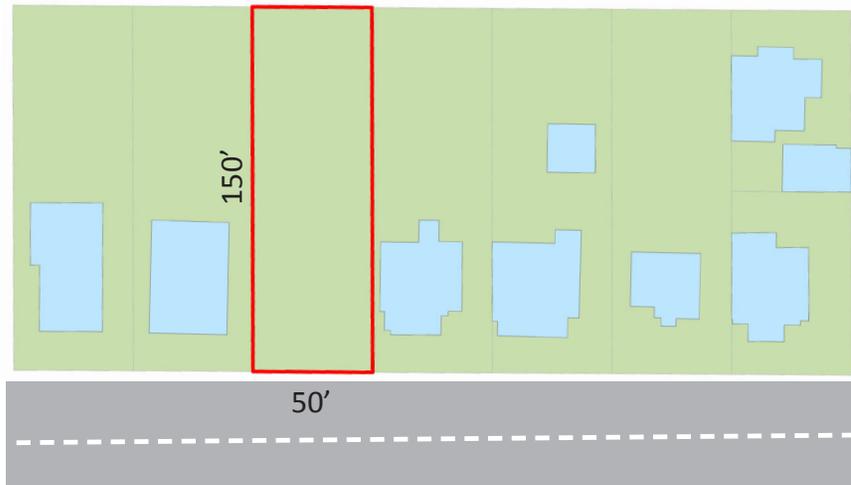


Two Single Family or 1 Duplex limited to 1200 SF

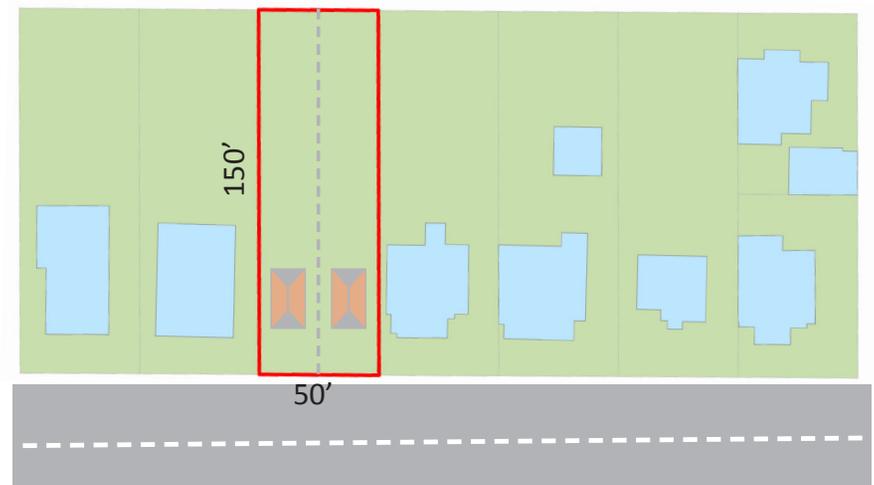


Applying
Affordable Housing Density Bonus

The Small House Option is a new housing type option



Two Duplexes limited to 1200 SF



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

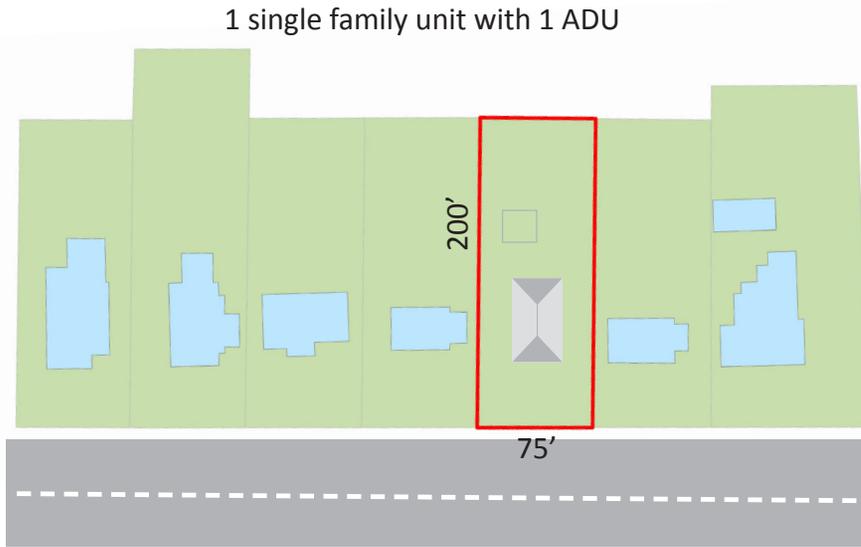
Scenario 3.C.1: Single Family

Single Family Housing in RS-8 Urban Tier on a 75' x 200' lot (15,000 square feet)

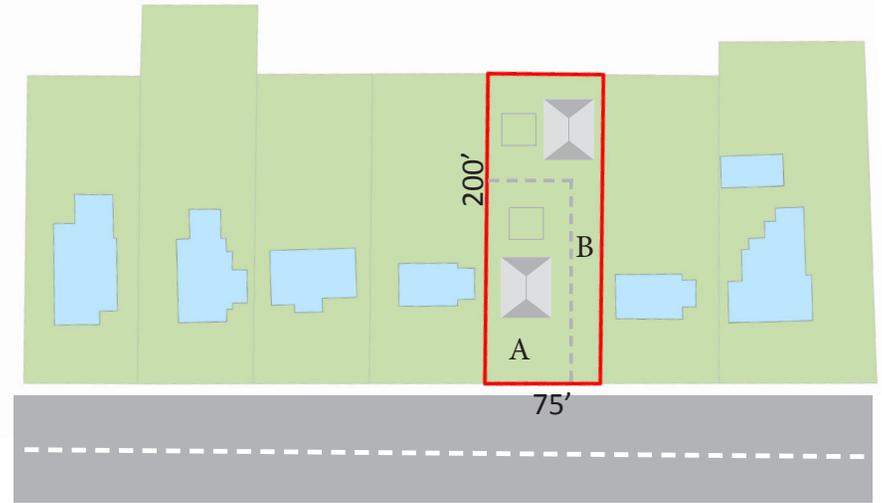
Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards

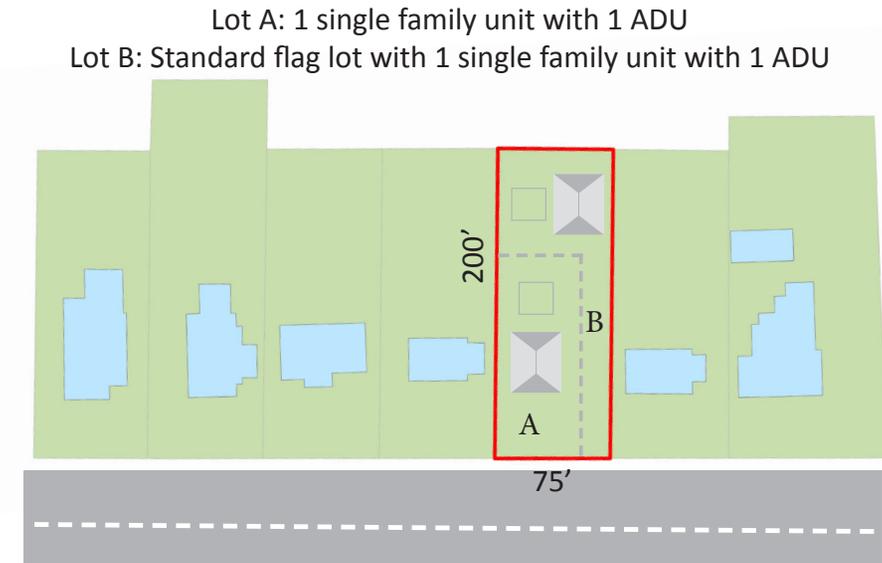
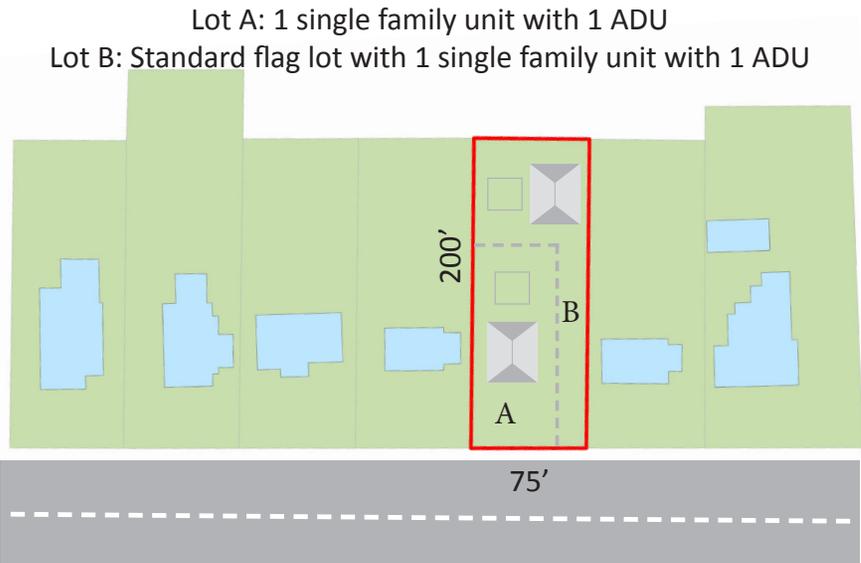
Not Applying Affordable Housing Density Bonus



Lot A: 1 single family unit with 1 ADU
 Lot B: Standard flag lot with 1 single family unit with 1 ADU



Applying Affordable Housing Density Bonus



- Single Family
- ADU
- Duplex
- Small House Single Family
- Townhouse

Drawings are not to scale. For illustrative purposes only.

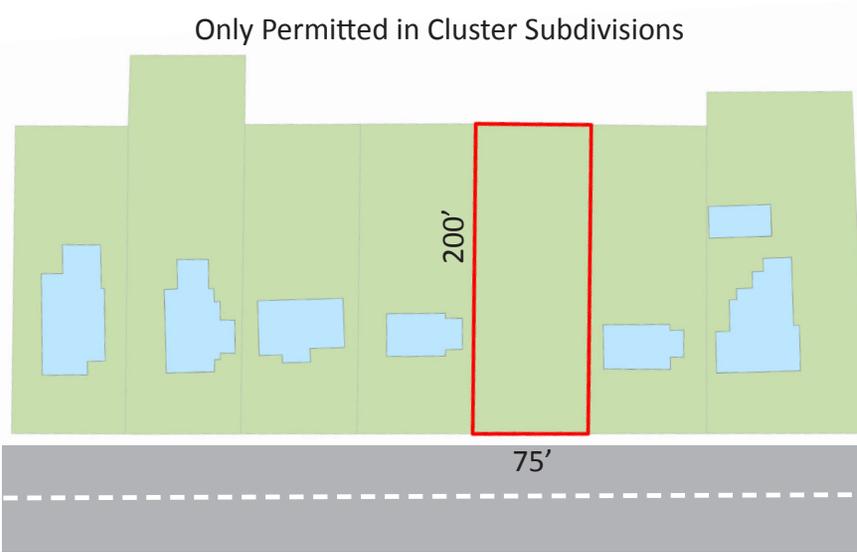
Scenario 3.C.2: Attached Houses

Single Family Attached Housing in RS-8 Urban Tier on a 75' x 200' lot (15,000 square feet)

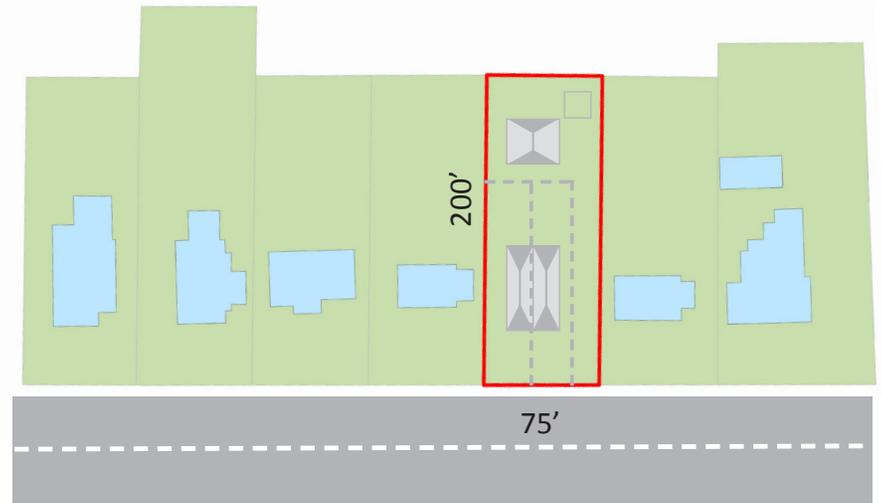
Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards

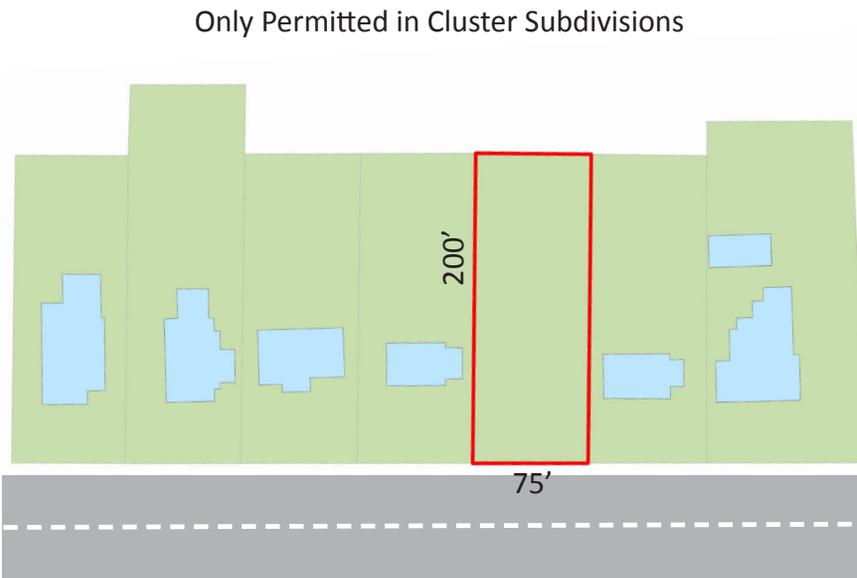
Not Applying
Affordable Housing Density Bonus



2 Attached Single-Family Units; Standard Flag Lot with an ADU



Applying
Affordable Housing Density Bonus



2 Attached Single-Family Units; Standard Flag Lot with a Duplex



Single Family
 ADU
 Duplex
 Small House Single Family
 Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 3.C.3: Duplexes

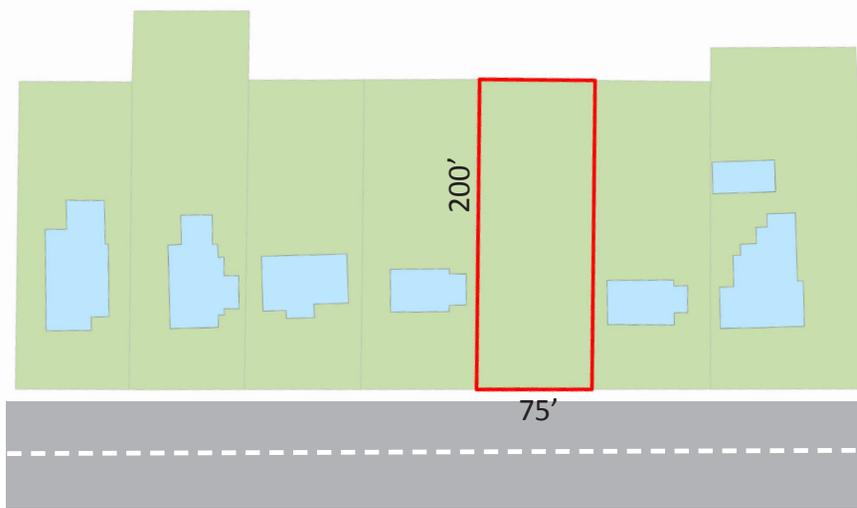
Duplexes in RS-8 Urban Tier on a 75' x 200' lot (15,000 square feet)

Maximum Yield Under Current Zoning Standards

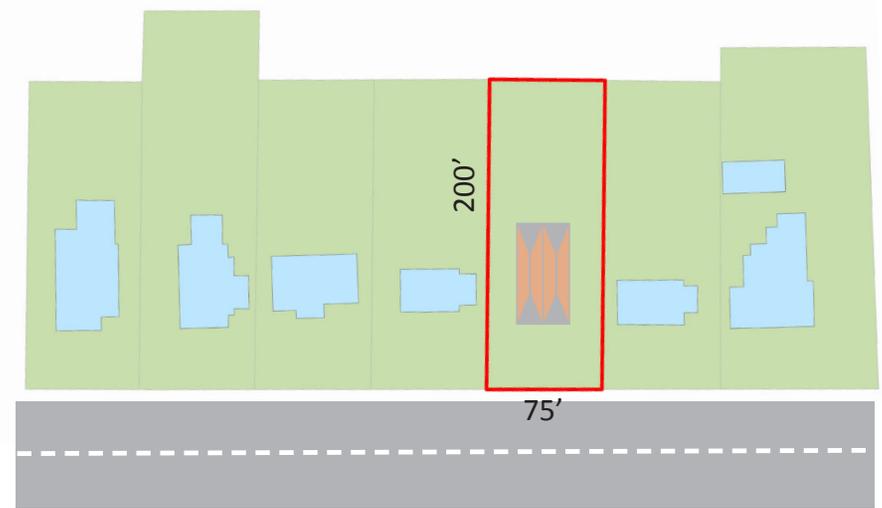
Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

Duplexes are not permitted

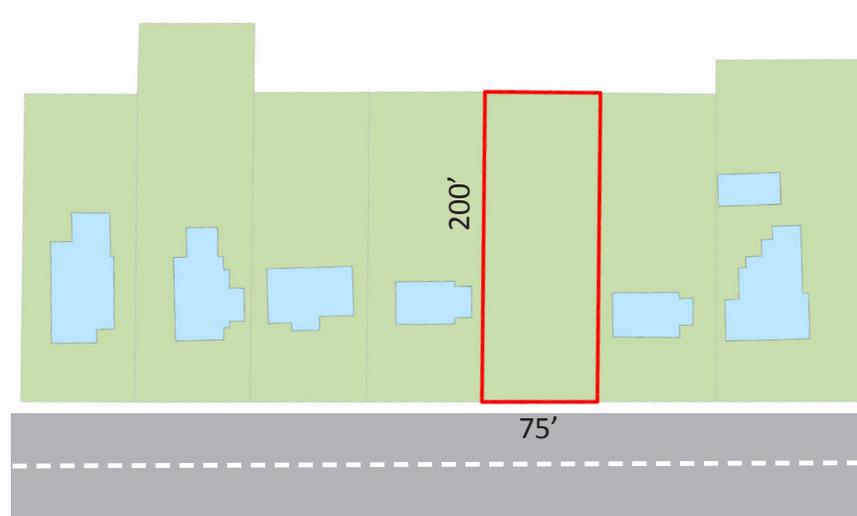


1 Duplex (2 units)

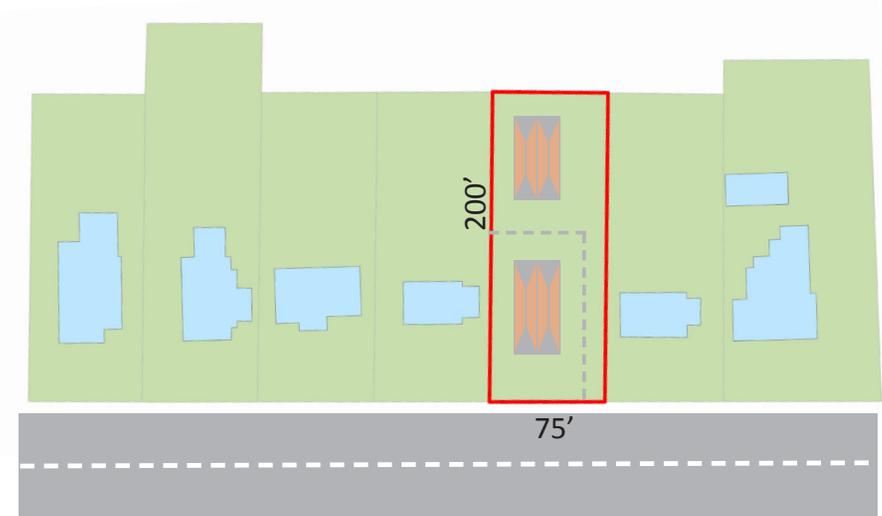


Applying
Affordable Housing Density Bonus

Duplexes are not permitted



2 Duplex (4 units)



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 4E: Small Houses

Small Houses in RS-8 Urban Tier on a 75' x 200' lot (15,000 square feet)

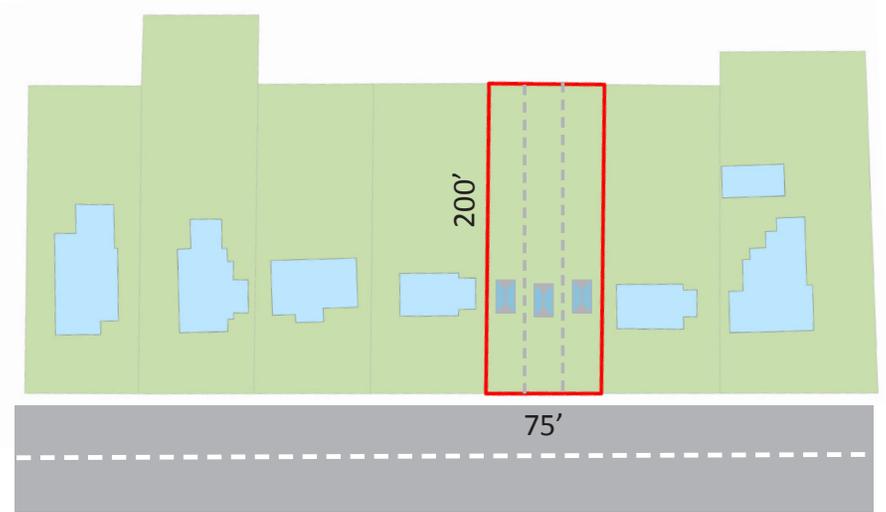
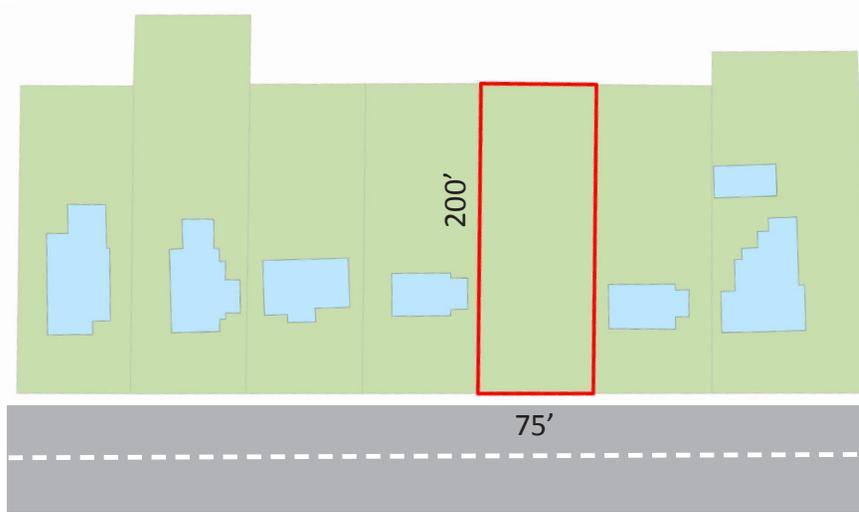
Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

The Small House Option is a new housing type option

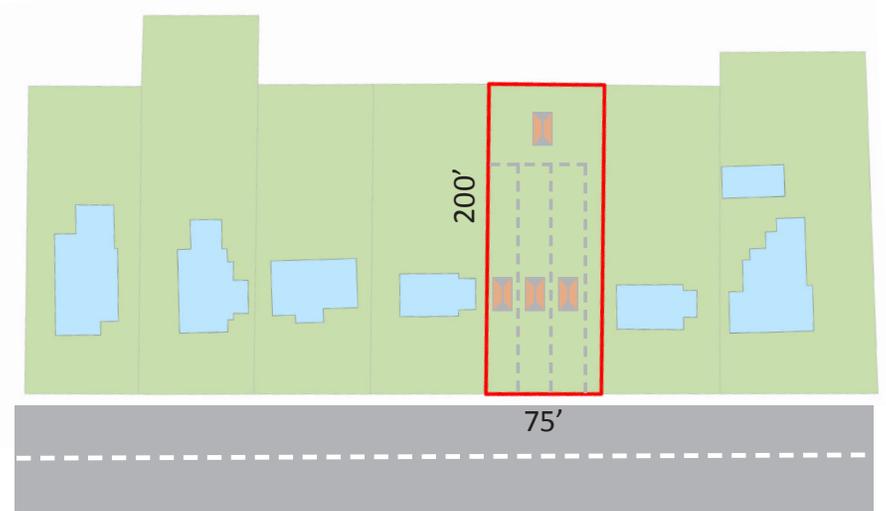
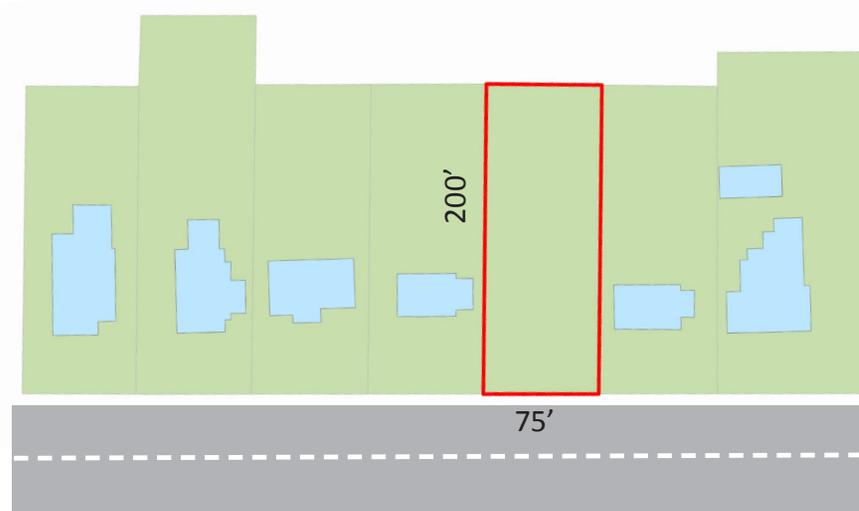
3 Single Family or Duplex Units in any combination limited to 800 SF footprint and 1200 SF total.



Applying
Affordable Housing Density Bonus

The Small House Option is a new housing type option

4 Duplex units limited to 1200 SF total



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 4.A.1: Single Family

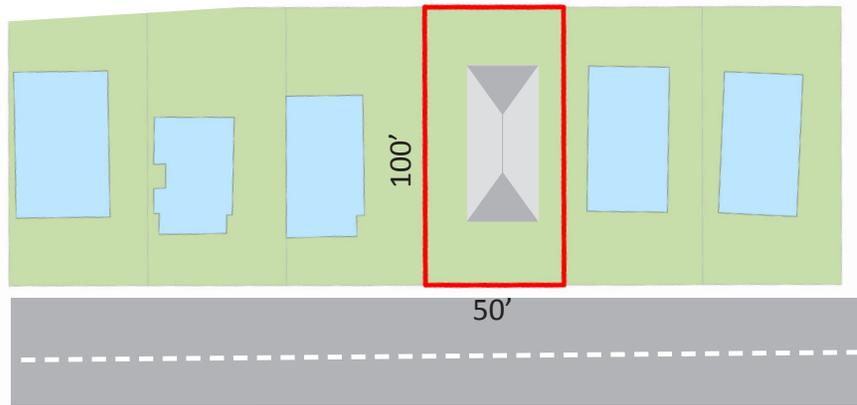
Single Family Housing in RS-10 Urban Tier on a 50' x 100' lot (5,000 square feet)

Maximum Yield Under Current Zoning Standards

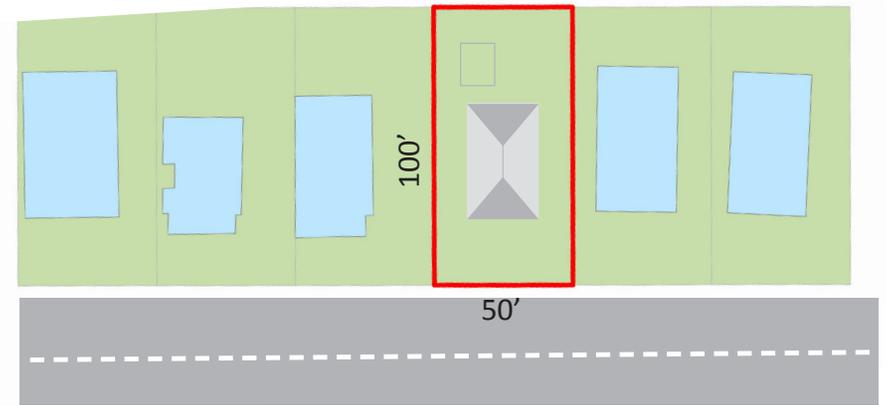
Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

1 single-family unit

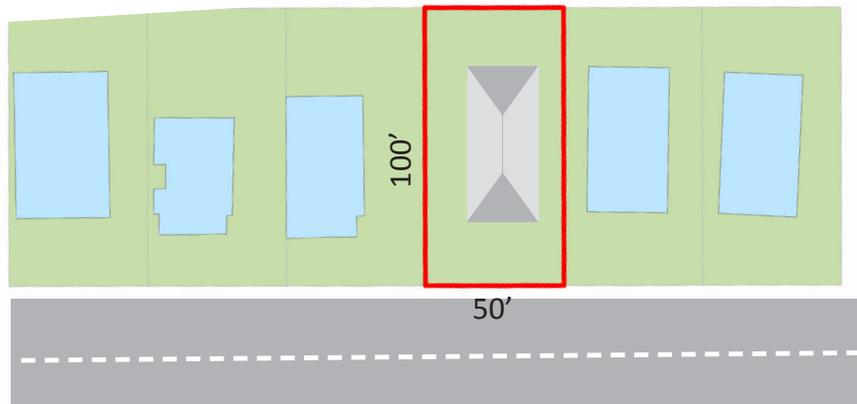


1 single-family unit with 1 ADU

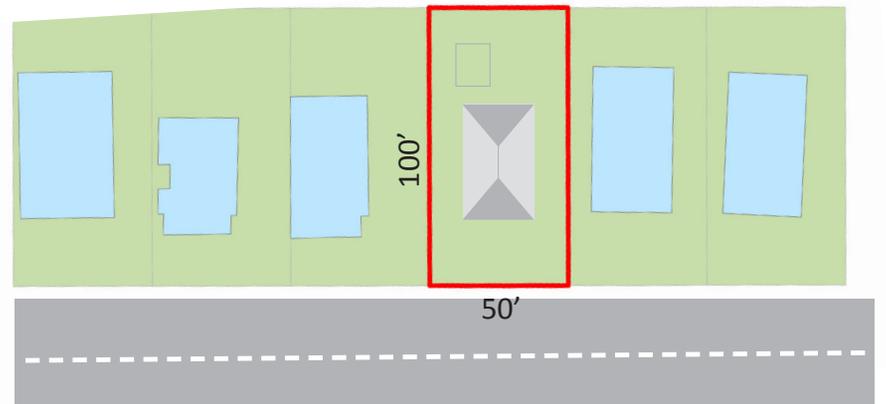


Applying
Affordable Housing Density Bonus

1 single-family unit



1 single-family unit with 1 ADU



- Single Family
- ADU
- Duplex
- Small House Single Family
- Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 4.A.2: Single Family Attached

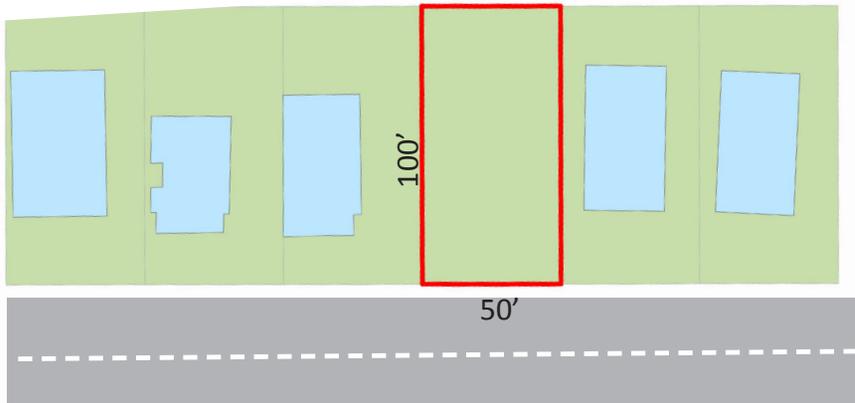
Duplexes in RS-10 Urban Tier on a 50' x 100' lot (5,000 square feet)

Maximum Yield Under Current Zoning Standards

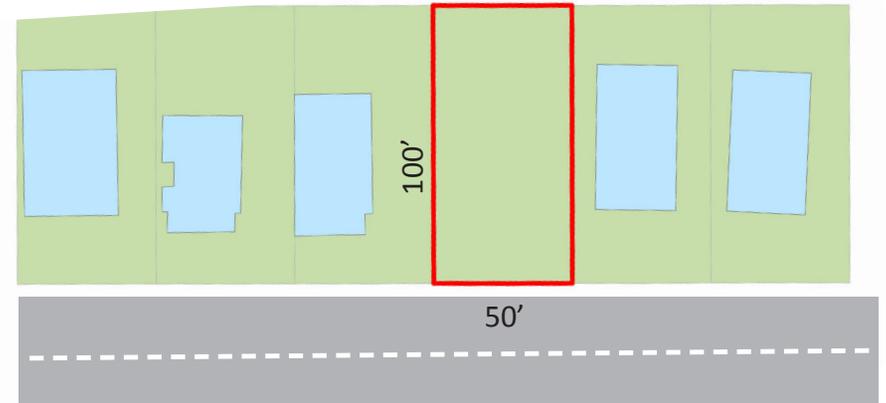
Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

Insufficient Lot Area

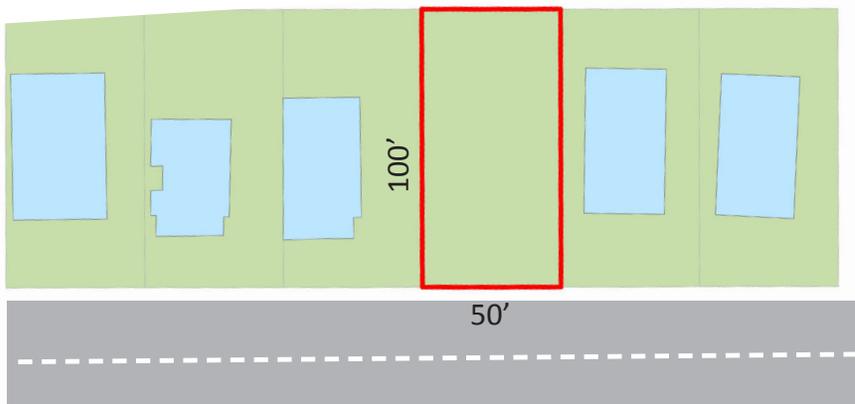


Density Cap

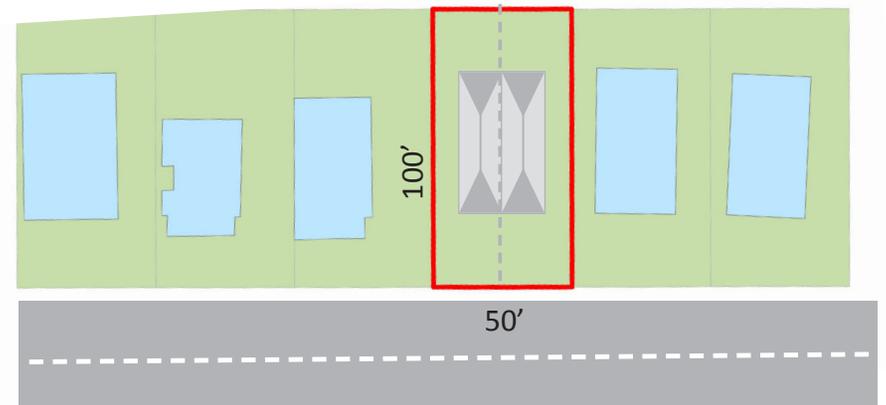


Applying
Affordable Housing Density Bonus

Insufficient Lot Area



1 Single Family Attached (2 units)



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 4.A.3: Duplexes

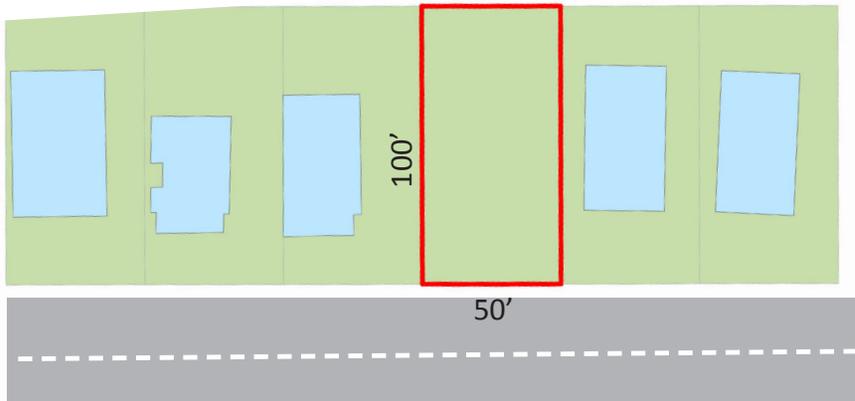
Duplexes in RS-10 Urban Tier on a 50' x 100' lot (5,000 square feet)

Maximum Yield Under Current Zoning Standards

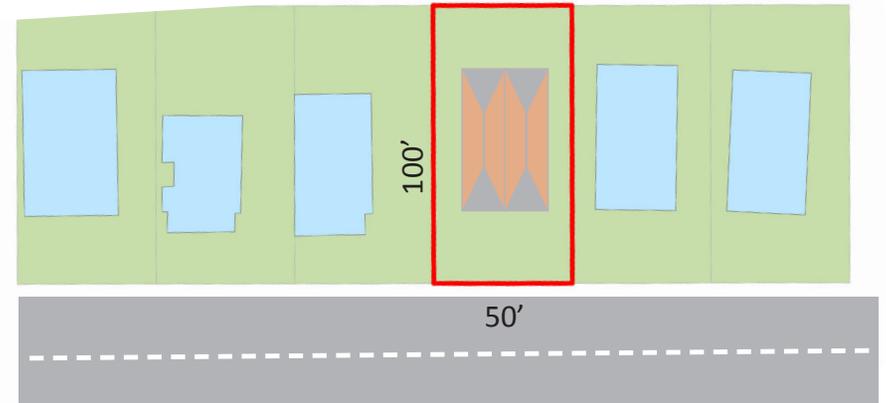
Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

Duplexes are not permitted

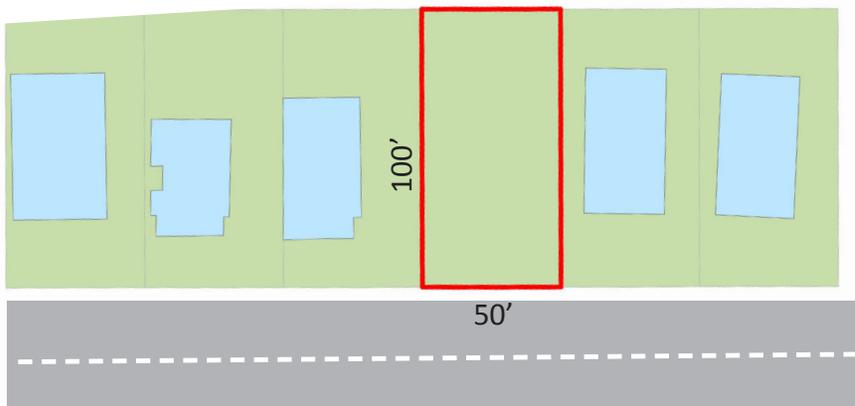


1 Duplex (2 units)

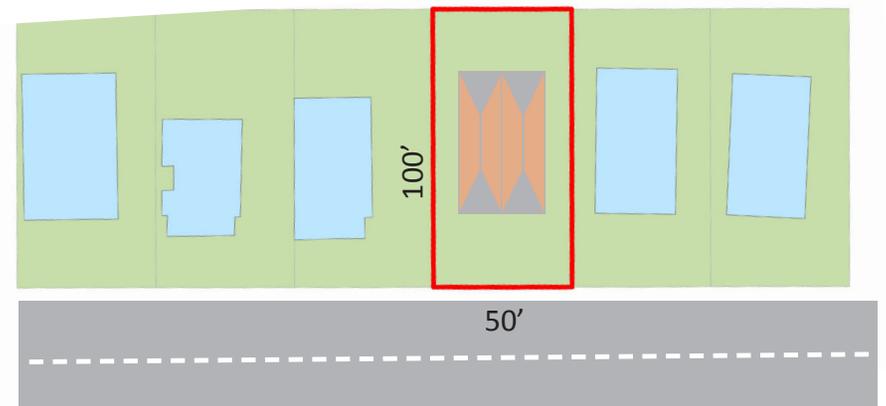


Applying
Affordable Housing Density Bonus

Duplexes are not permitted



1 Duplex (2 units)



- Single Family
- ADU
- Duplex
- Small House Single Family
- Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 4.A.4: Small Houses

Small Houses in RS-10 Urban Tier on a 50' x 100' lot (5,000 square feet)

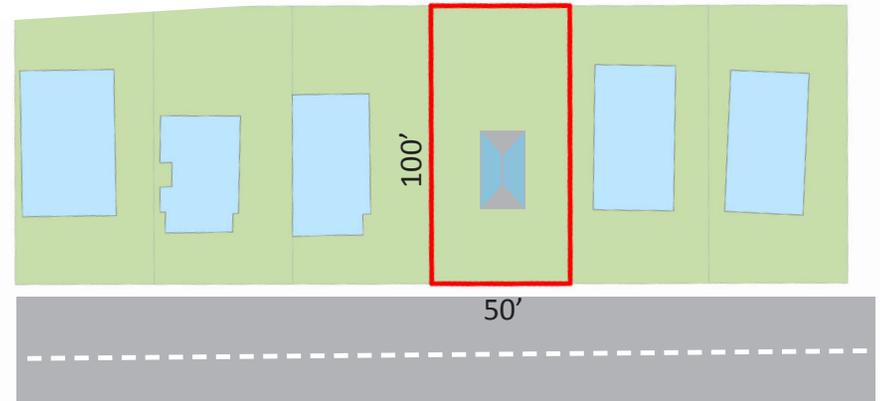
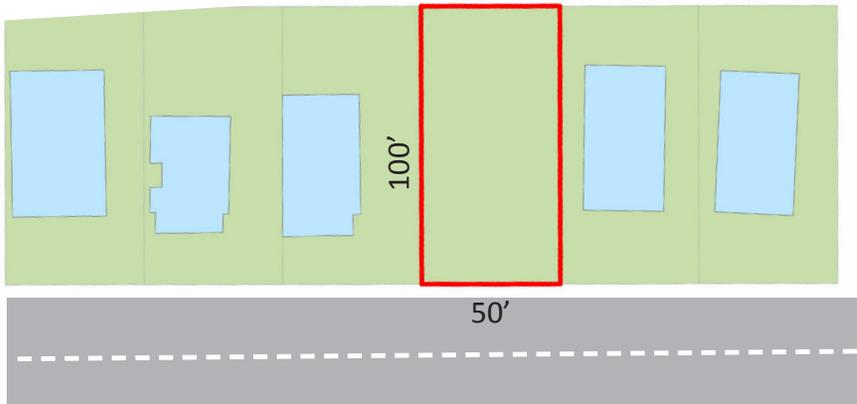
Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards

Not Applying Affordable Housing Density Bonus

The Small House Option is a new housing type option

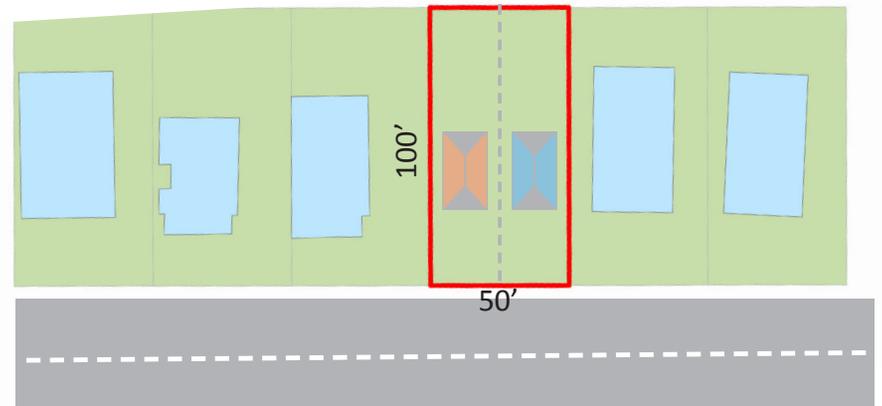
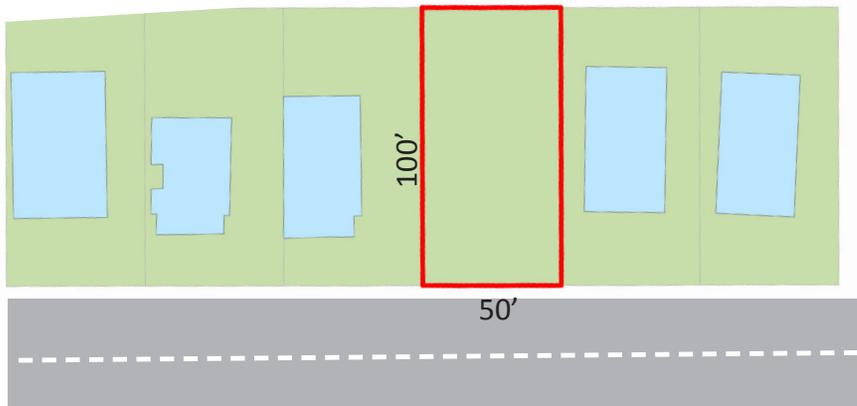
1 single-family limited to 800 SF footprint and 1200 SF total.



Applying Affordable Housing Density Bonus

The Small House Option is a new housing type option

3 single family or duplex units in any combination limited to 1200 SF size



- Single Family
- ADU
- Duplex
- Small House Single Family
- Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 4.B.1: Single Family

Single Family Housing in RS-10 Urban Tier on a 50' x 150' lot (7,500 square feet)

Maximum Yield Under Current Zoning Standards

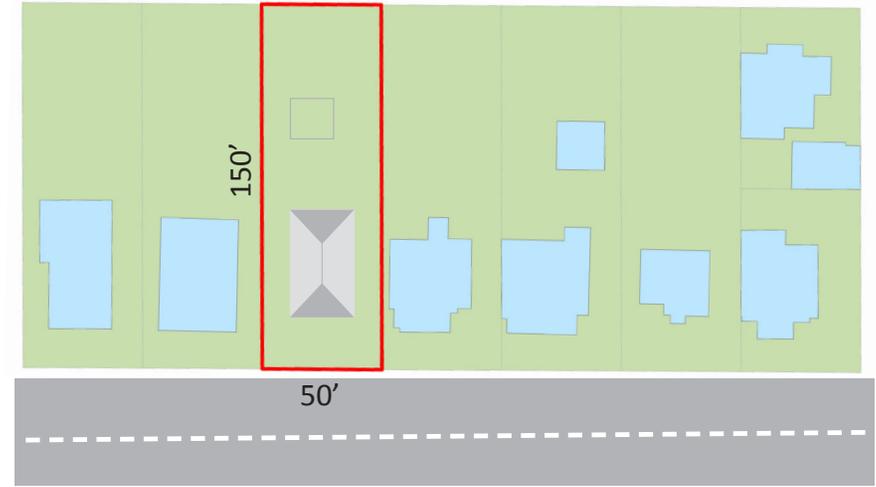
Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

1 single family unit



1 single family with an ADU



Applying
Affordable Housing Density Bonus

1 single family unit



1 single family with an ADU



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 4.B.2: Attached Houses

Single Family Attached Housing in RS-10 Urban Tier on a 50' x 150' lot (7,500 square feet)

Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards

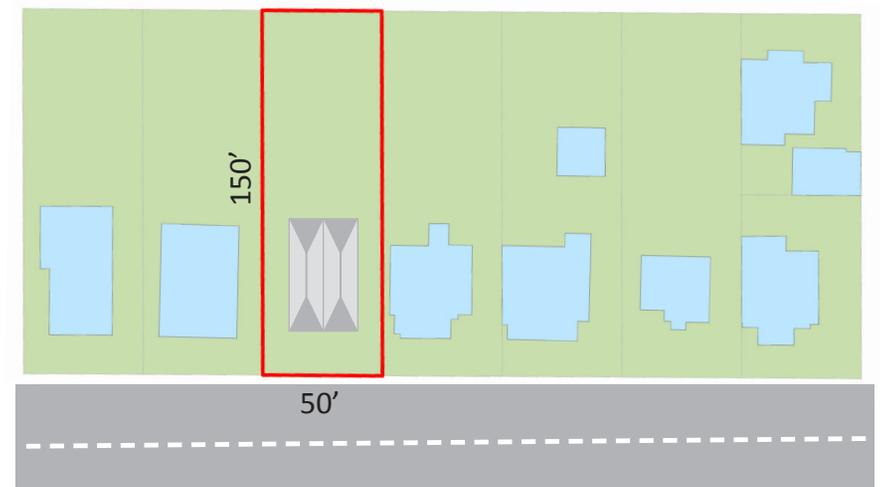
Not Applying
Affordable Housing Density Bonus



Applying
Affordable Housing Density Bonus



1 Single Family Attached (2 units)



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 4C: Duplexes

Duplexes in RS-10 Urban Tier on a 50' x 150' lot (7,500 square feet)

Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

Duplexes are not permitted

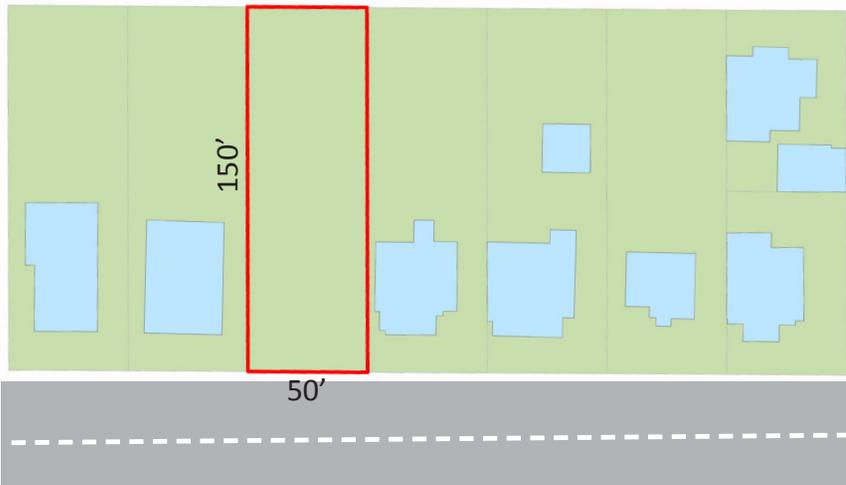


1 Duplex (2 units)

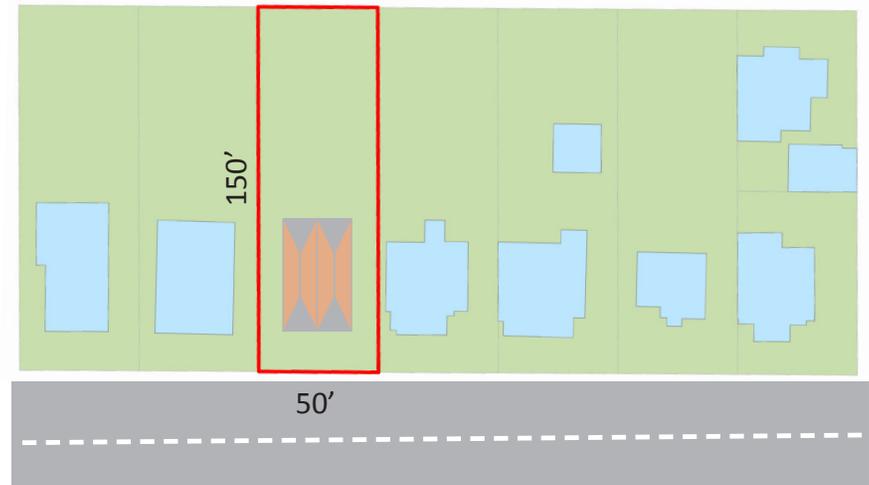


Applying
Affordable Housing Density Bonus

Duplexes are not permitted



1 Duplex (2 units)



- Single Family
- ADU
- Duplex
- Small House Single Family
- Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 3.B.4: Small Houses

Small Houses in RS-10 (Urban Tier) on a 50' x 150' lot (7,500 square feet)

Maximum Yield Under Current Zoning Standards

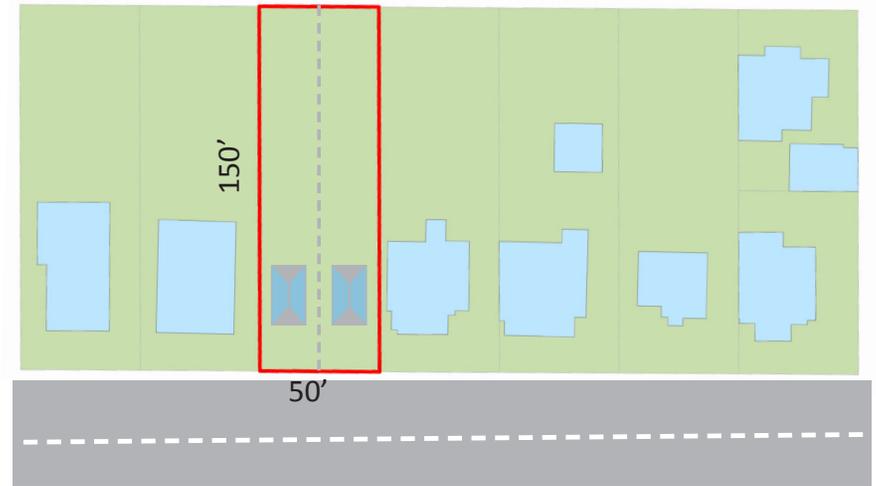
Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

The Small House Option is a new housing type option



Two Single Family or 1 Duplex limited to 1200 SF



Applying
Affordable Housing Density Bonus

The Small House Option is a new housing type option



Two Duplexes limited to 1200 SF



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

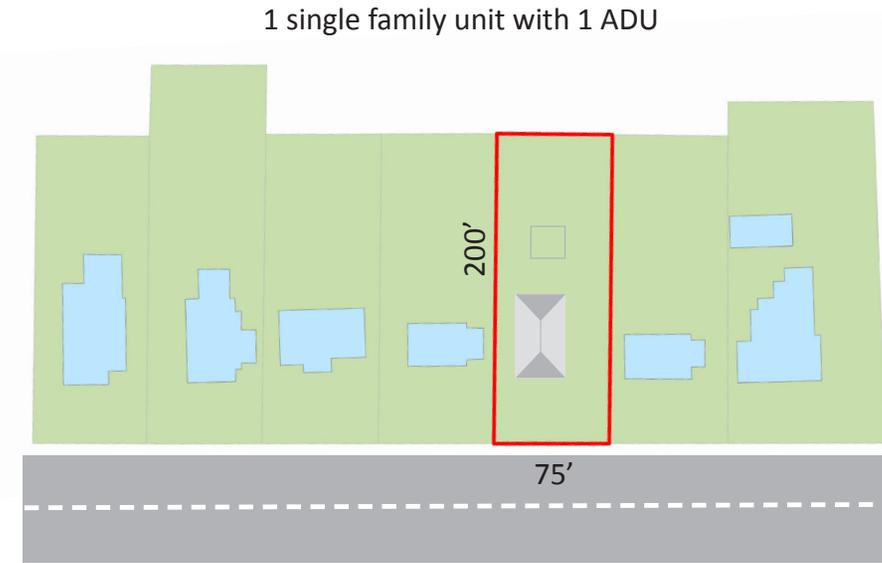
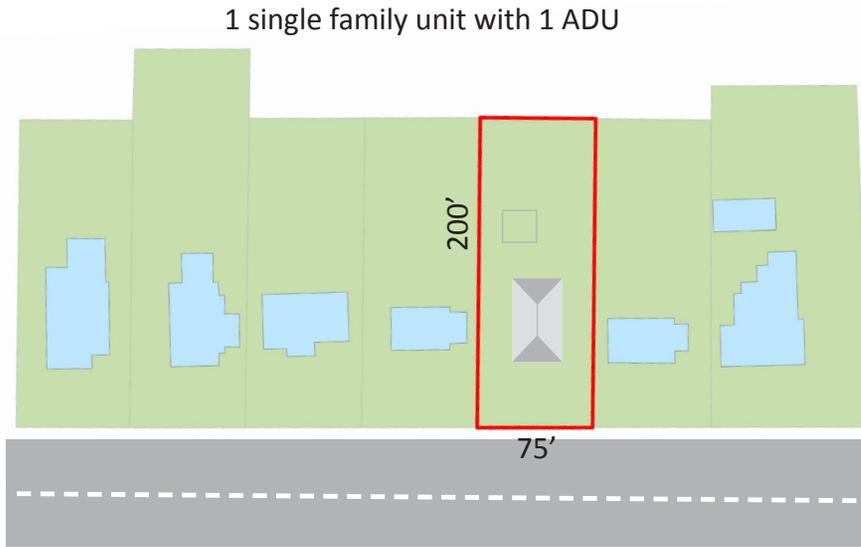
Scenario 4.C.1: Single Family

Single Family Housing in RS-10 Urban Tier on a 75' x 200' lot (15,000 square feet)

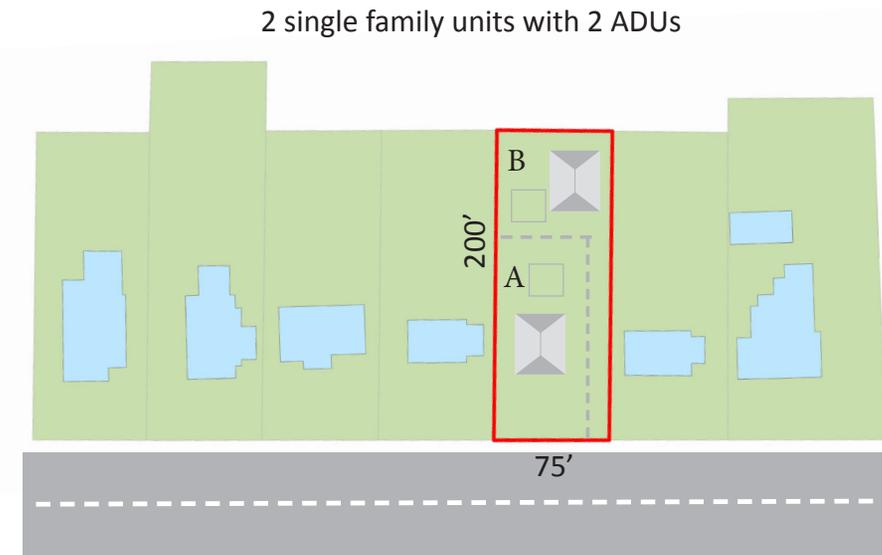
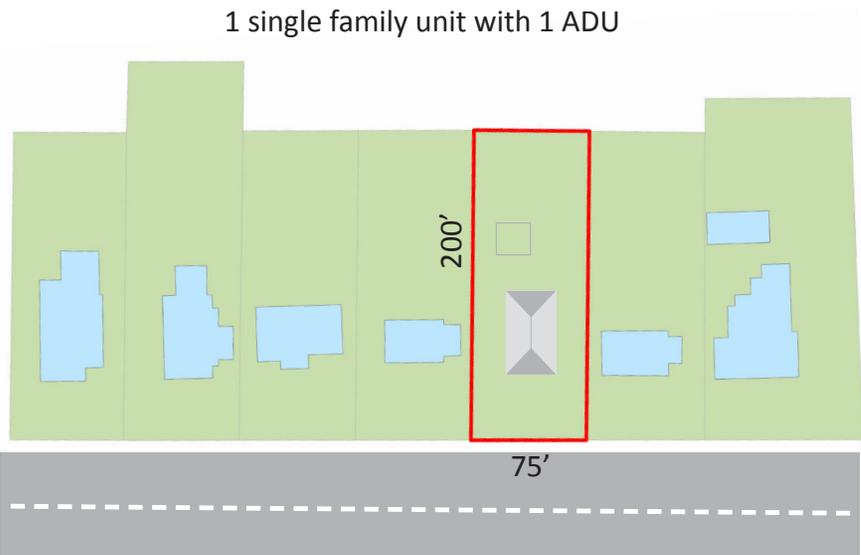
Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus



Applying
Affordable Housing Density Bonus



- Single Family
- ADU
- Duplex
- Small House Single Family
- Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 4.C.2: Attached Houses

Single Family Attached Housing in RS-10 Urban Tier on a 75' x 200' lot (15,000 square feet)

Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 4.C.3: Duplexes

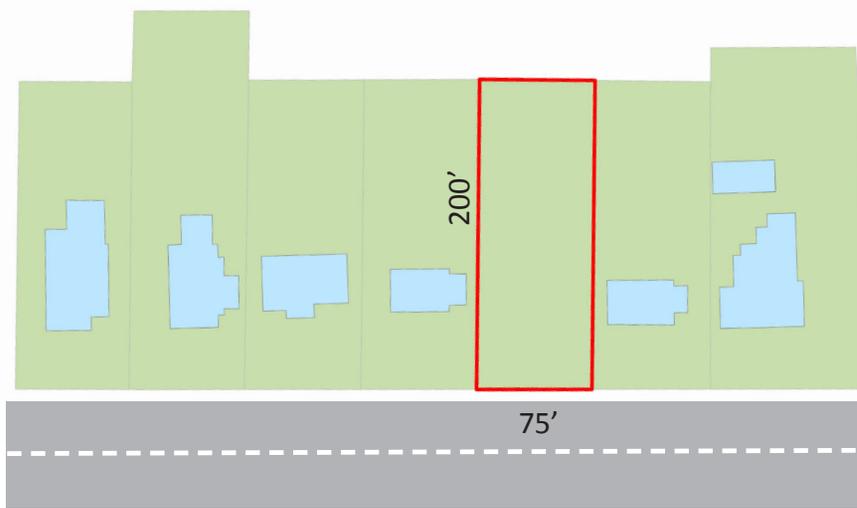
Duplexes in RS-10 Urban Tier on a 75' x 200' lot (15,000 square feet)

Maximum Yield Under Current Zoning Standards

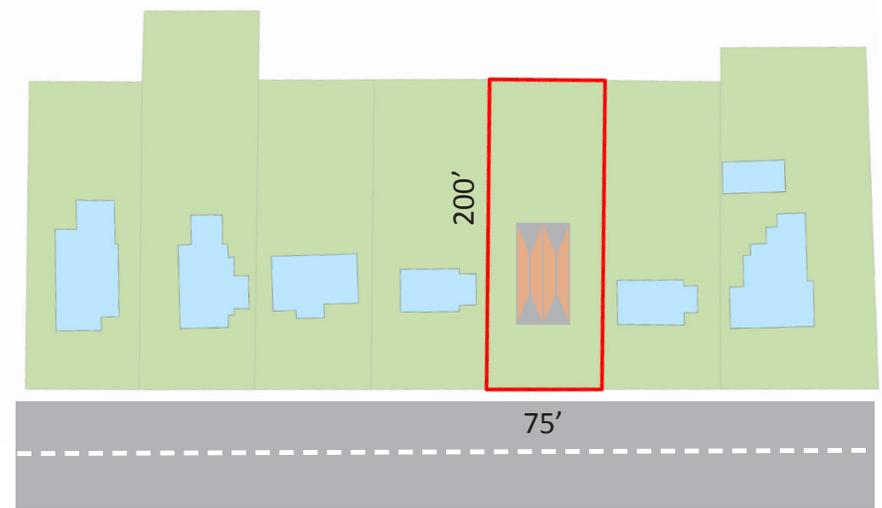
Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

Duplexes are not permitted

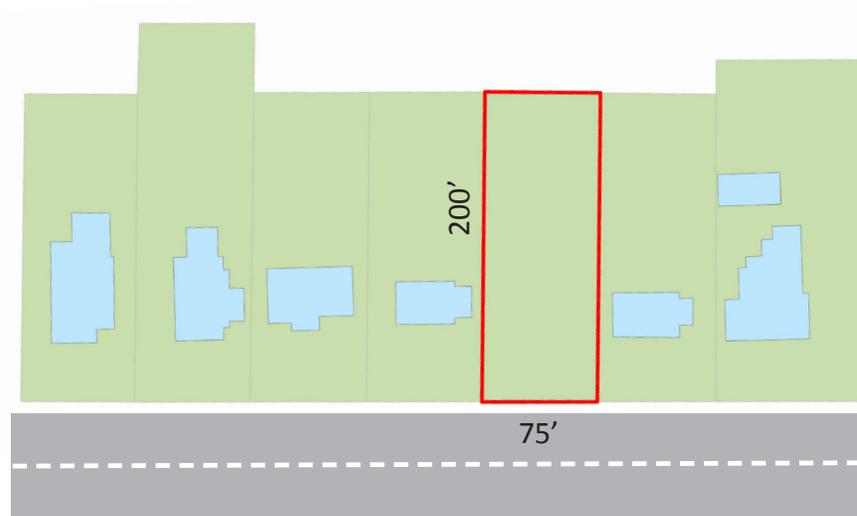


1 Duplex (2 units)

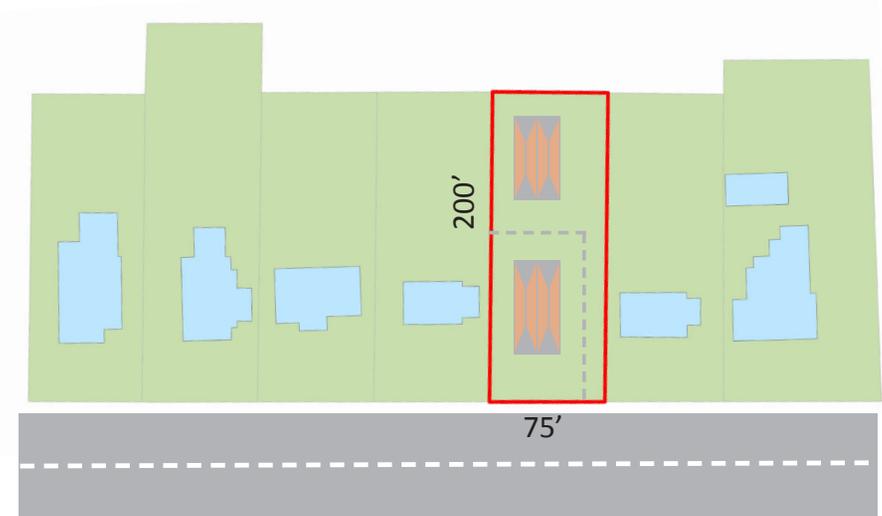


Applying
Affordable Housing Density Bonus

Duplexes are not permitted



2 Duplex (4 units)



Single Family ADU Duplex Small House Single Family Townhouse

Drawings are not to scale. For illustrative purposes only.

Scenario 4.C.4: Small Houses

Small Houses in RS-10 Urban Tier on a 75' x 200' lot (15,000 square feet)

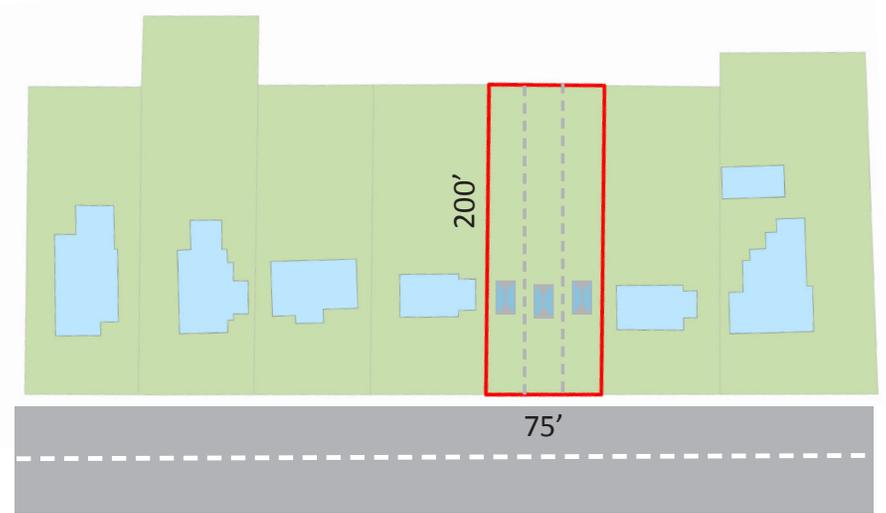
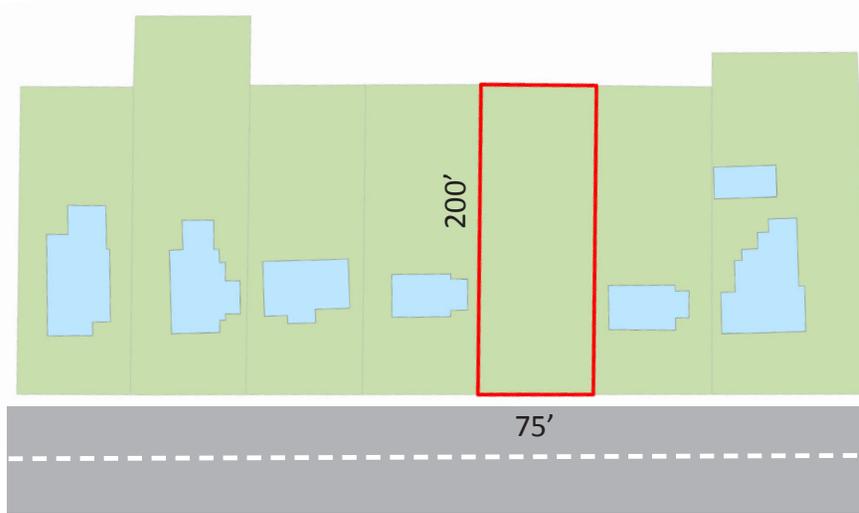
Maximum Yield Under Current Zoning Standards

Maximum Yield Under Proposed Zoning Standards

Not Applying
Affordable Housing Density Bonus

The Small House Option is a new housing type option

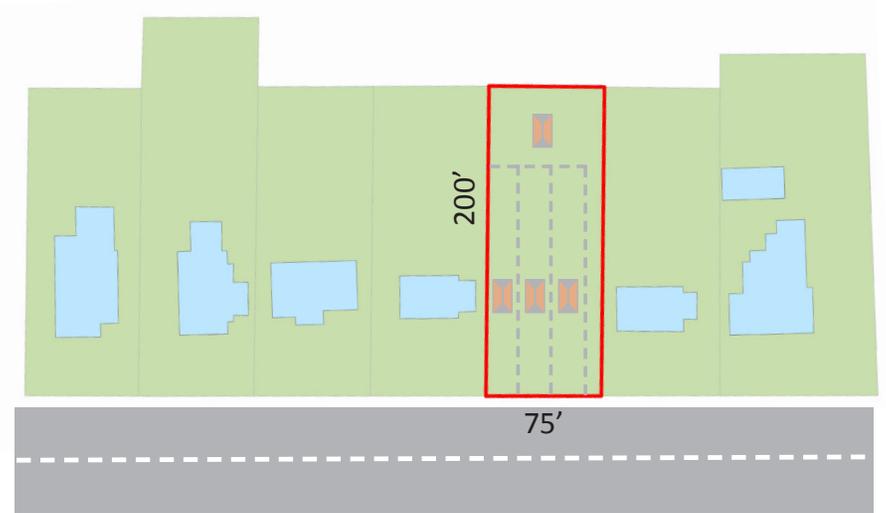
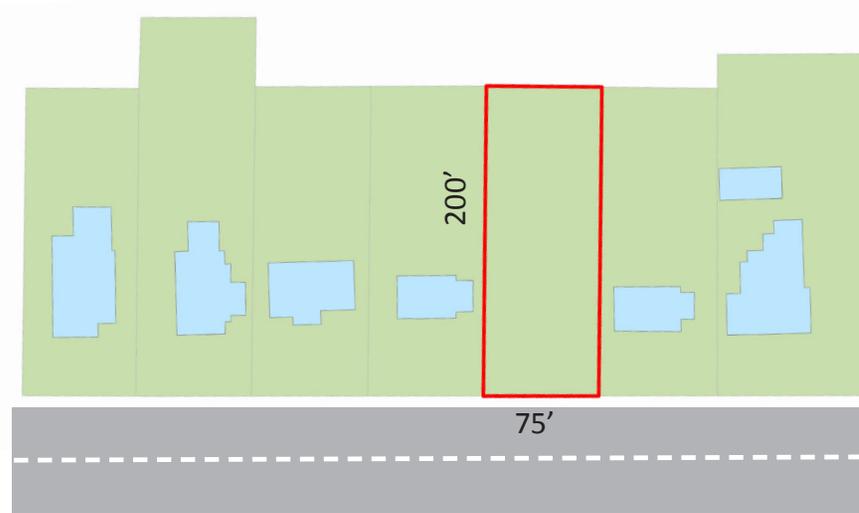
3 Single Family or Duplex Units in any combination limited to 800 SF footprint and 1200 SF total.



Applying
Affordable Housing Density Bonus

The Small House Option is a new housing type option

4 Duplex units limited to 1200 SF total



Single Family
 ADU
 Duplex
 Small House Single Family
 Townhouse

Drawings are not to scale. For illustrative purposes only.