

# Comparison of Housing Options

Staff is seeking to expand opportunities to introduce incremental, “Gentle Density” into existing neighborhoods. This table shows the different housing types that would be permitted under the new ordinance.

Housing Type	Min. Lot Size	Impervious Surface Ratio	Requires landscape buffers next to single family development	Tree Canopy Coverage	Vehicular Parking Spaces		Floor Area of Dwelling Unit	Max. Building Footprint	Max. Number of Units per Lot	Max. Height
					TC- Zoning Districts	Non-TC- Zoning Districts				
<b>Detached Single Family</b>	Follow Zoning District	0.50	N/A	N/A	N/A	N/A	N/A	N/A	1 unit	Follow Zoning District
<b>Detached Single Family + Accessory Apartment</b>	Follow Zoning District	0.50	N/A	N/A	Min. 1 per accessory apartment	Min. 1 per accessory apartment	Detached accessory apartment limited to 750 SF – 1,000 SF	N/A	1 accessory apartment/lot	25 ft.
<b>Bungalow on Compact Lot</b>	Min. 2,700 SF	0.50	N/A	N/A	N/A	N/A	Max. 1,600 SF	Max. 1,000 SF	2 units	29 ft.
<b>Cottage Court</b>	10,000 SF – 24,000 SF	0.50	✓	30%	Max. 1 per dwelling unit	Min. 1- Max. 2 per dwelling unit	Min. 500 SF – Max. 1,500 SF	N/A	3-12 units	25 ft.
<b>Duplex</b>	Follow Zoning District	0.50	N/A	N/A	Follows multi-family requirements	Follows multi-family requirements	Max. 3,000 SF and 0.40 FAR	N/A	2 units	Follow Zoning District
<b>Triplex</b>	Follow Zoning District	0.50	N/A	30%	Follows multi-family requirements	Follows multi-family requirements	Min. 500 - Max. 1,600 SF and FAR based on zone	N/A	3 units	Follow Zoning District
<b>Fourplex</b>	Follow Zoning District	0.50	N/A	30%	Follows multi-family requirements	Follows multi-family requirements	Min. 500 - Max. 1,600 SF and FAR based on zone	N/A	4 units	Follow Zoning District
<b>Townhouse on individual lot</b>	Min. 1,600 SF lot	0.70	✓	30%	Max. 1 per dwelling unit	Min. 1 – Max. 2 per dwelling unit	N/A	N/A	1 unit/lot	Follow Zoning District

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<b>Multi-family, 5-10 units</b>	2x the minimum lot size of the zoning district	0.70	✓	30%	No change	No change	N/A FAR based on zone	N/A	N/A	Follow Zoning District
<b>Multi-family, +10 units</b>	2x the minimum lot size of the zoning district	0.70	✓	30%	No change	No change	N/A FAR based on zone	N/A	N/A	Follow Zoning District