

## HOUSING CODE UPDATE TABLE

Existing Residential Zoning Framework (Based on density)	<u>Low Density Res.</u> (LDR) 6-14 du/ac. (net)	<u>Small Lot Res.</u> (SLR) 8-14 du/ac. (net)	<u>Medium Density Res.</u> (MDR) 14-28 du/ac. (net)	<u>High Density Res.</u> (HDR) 28-42 du/ac. (net)
<b>Minimum Lot Size (for SFD)</b>	4,500 sq. ft.	3,000 sq. ft.	4,500 sq. ft.*	4,500 sq. ft.*
<b>SFD detached allowed? (Y/N)</b>	Y	Y	Y	Y
<b>New Proposed Zoning Framework (Based on housing type)</b>	<u>R-1</u>  SD-D's Middle Housing	<u>R-2</u>  SD-D's Middle Housing Multiple Unit Housing	<u>R-3</u>  Multiple Unit Housing Middle Housing (w/min. density)	
<b>Minimum Lot Size (for a Single Dwelling)</b>	3,000 sq. ft. for SD-D and duplex (5,000 for triplex, 7,000 for fourplex, 1,500 for townhome)	1,500 sq. ft.	N/A for SD-D 1,000 sq. ft. (per unit)	
<b>SD-D allowed? Y/N</b>	Y	Y	N	

\*Footnote 15 in the Development Code for MDR and HDR allows lot area and dimensions to be reduced through a subdivision process to meet density.

Single Family Dwelling (SFD), called Single-unit Dwelling-Detached (SD-D) in draft code.  
Move away from using the term "Family".

HB 2001 Middle Housing includes: Duplex, Triplex, Fourplex (or quadplex), Townhomes, and Cottage Clusters.

Middle Housing types in draft code:

- Two Dwelling Units on one lot, attached or detached (duplex);
- Three or four units on one lot, attached or detached (triplex or fourplex);
- Single Dwelling-attached (townhomes or row houses)
- Cottage Cluster Housing

Multi-Family housing, called Multiple-unit housing in draft code is defined in the new draft code as: Five or more dwelling units on an individual lot or parcel, except for Cottage Cluster housing, and not counting Accessory Dwelling Units (ADU's).