



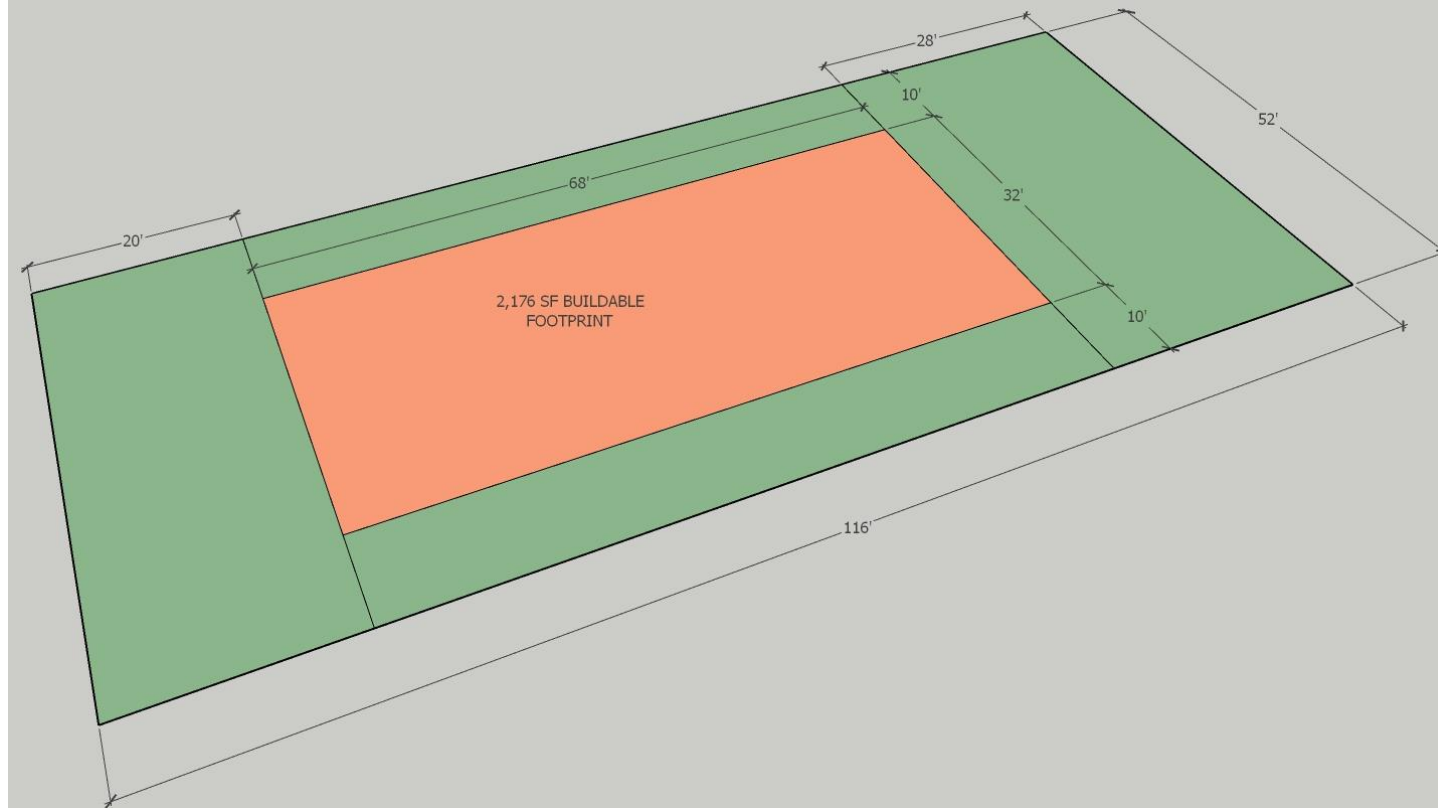
Graphics of Multi-Family Building Envelopes

The following graphics are examples of how multi-unit building typologies could fit within the allowable envelope in R-8 and R-2-5 zones. The examples inform how the multi-units would also appear in the R5, R12 and R20 single family zones.

In order to illustrate the parking recommendations, the R-2-5 examples are within the Enhanced Transit Area while the R-8 examples are not.



R-2-5 Zone

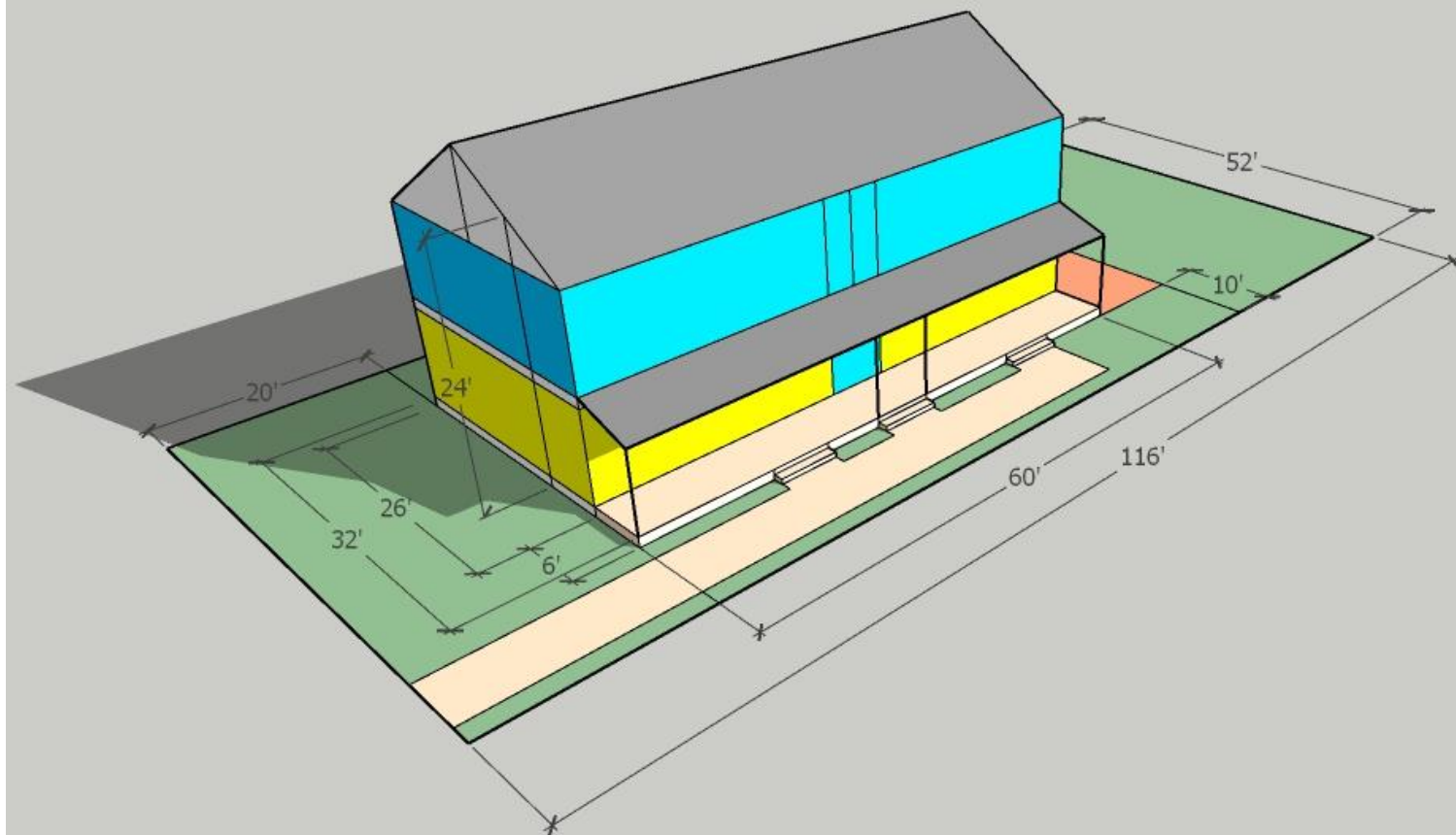


Multi-unit Dwelling Examples in R-2-5 Zone

6,032 Square Foot Lot

Located Within
the Enhanced Transit Area

- The building envelope, including front, side, and rear yard setbacks, 30-foot height and 0.45 FAR maximum, is indicated in orange.
- This buildable area currently applies to a single or two unit dwelling constructed on this lot, allowing for a 2,714 square foot building, with FAR exemptions.
- Two-unit dwellings are currently permitted in the R-2-5 zone. Three and four unit dwellings, as proposed in the Zoning for Housing initiative, would have to be constructed within the same building envelope and could not exceed 30 feet in height.



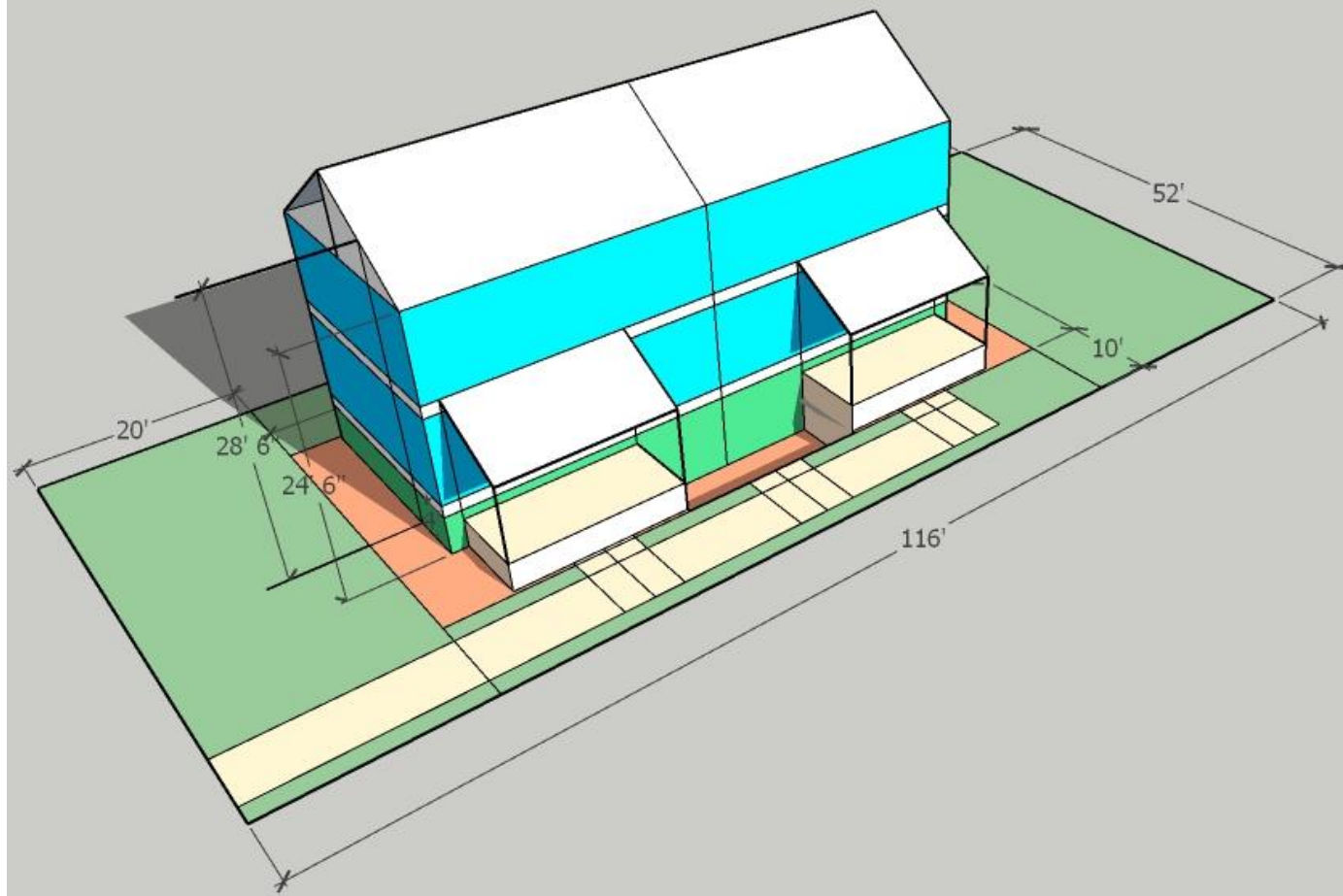
Multi-unit Dwelling in R-2-5 zone

6,032 Square Foot Lot

Located Within
the Enhanced Transit Area

Example 1: Four-unit Dwelling

- Two story building, 24 feet high
- Two junior one-bedroom/studio units on first floor and two one-bedroom units on second floor
- Parking spaces not required in the enhanced transit area



Multi-unit Dwelling in R-2-5 zone

6,032 Square Foot Lot

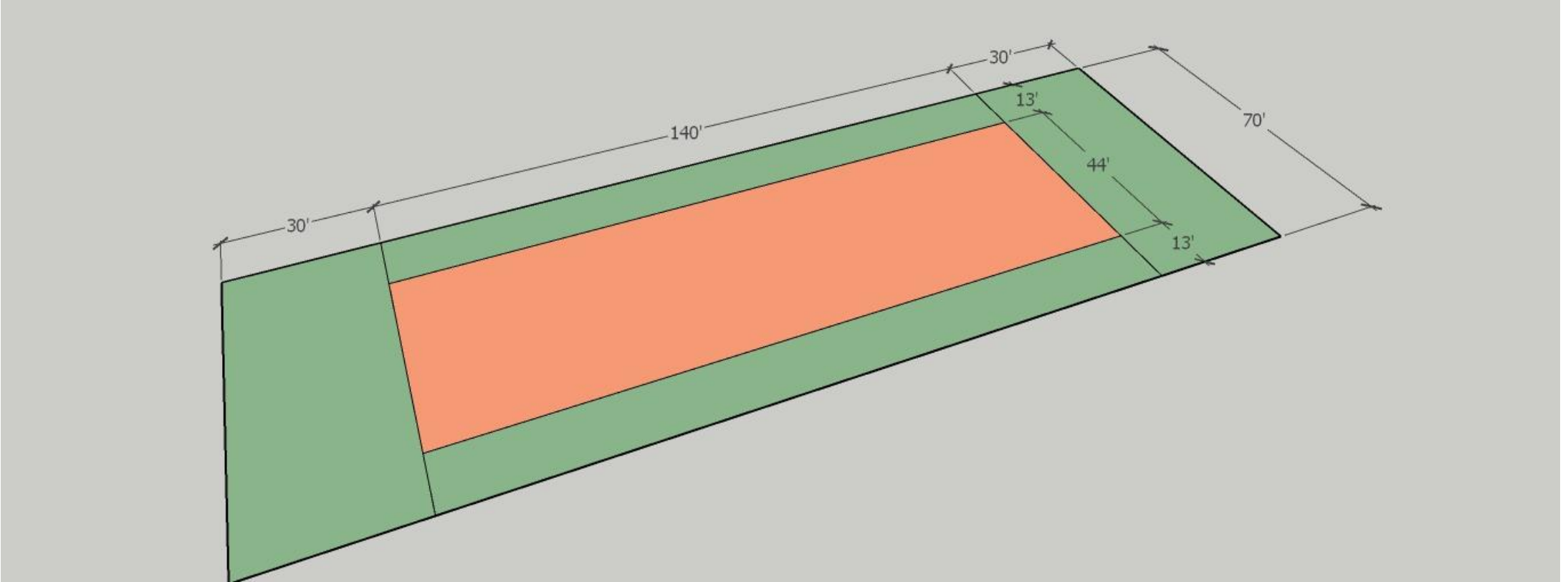
Located Within
the Enhanced Transit Area

Example 2: Three-unit Dwelling

- Two story building, 28.5 feet high
- One four-bedroom unit on first floor and two three-bedroom units on second floor
- Parking spaces not required in the enhanced transit area

A large white circle is centered on an orange background. The text "R-8 Zone" is written in black inside the circle. A dashed yellow arc is on the left side of the circle, and a solid blue circle is on the right side.

R-8 Zone

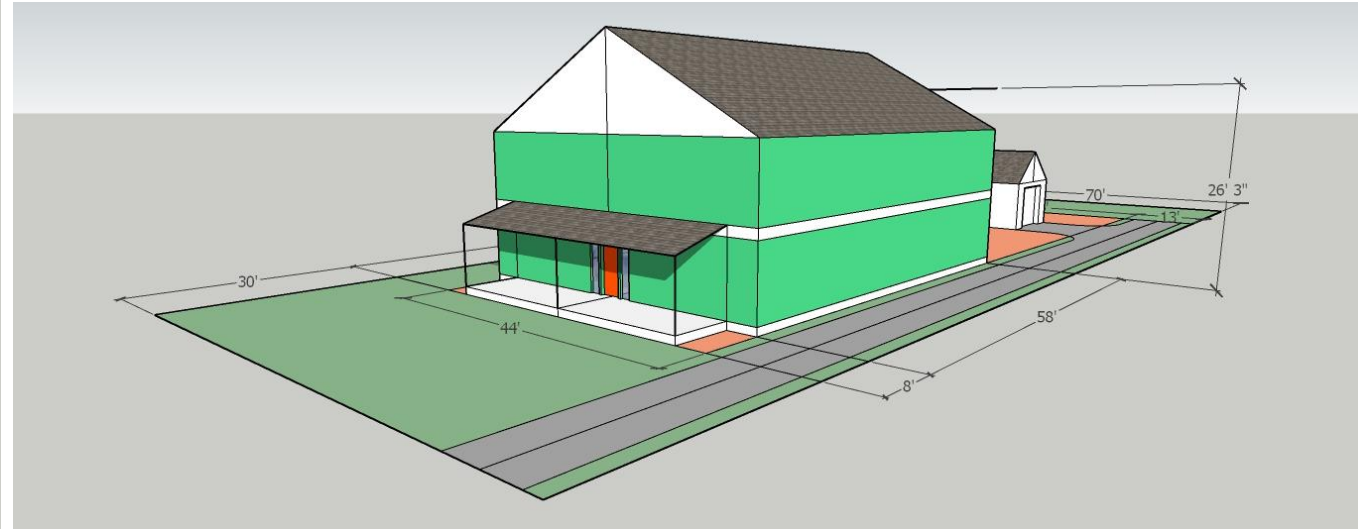
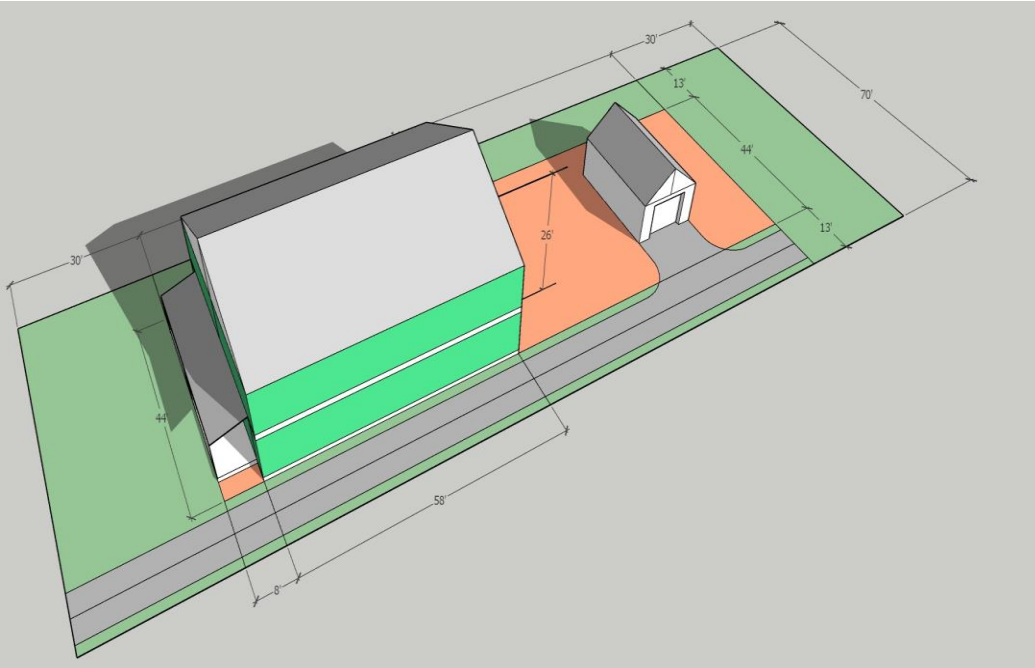


Multi-unit Dwelling Examples in R-8 zone

14,058 square foot lot

Located Outside
the Enhanced Transit Area

- The building envelope, including front, side, and rear yard setbacks, 30-foot height and FAR, is indicated in orange.
- This buildable area currently applies to a single-unit dwelling constructed on this lot, allowing for a 4,920 square foot dwelling, with FAR exemptions.
- Two to four unit dwellings, as proposed in the Zoning for Housing initiative, would have to be constructed within the same building envelope and could not exceed 30 feet in height.



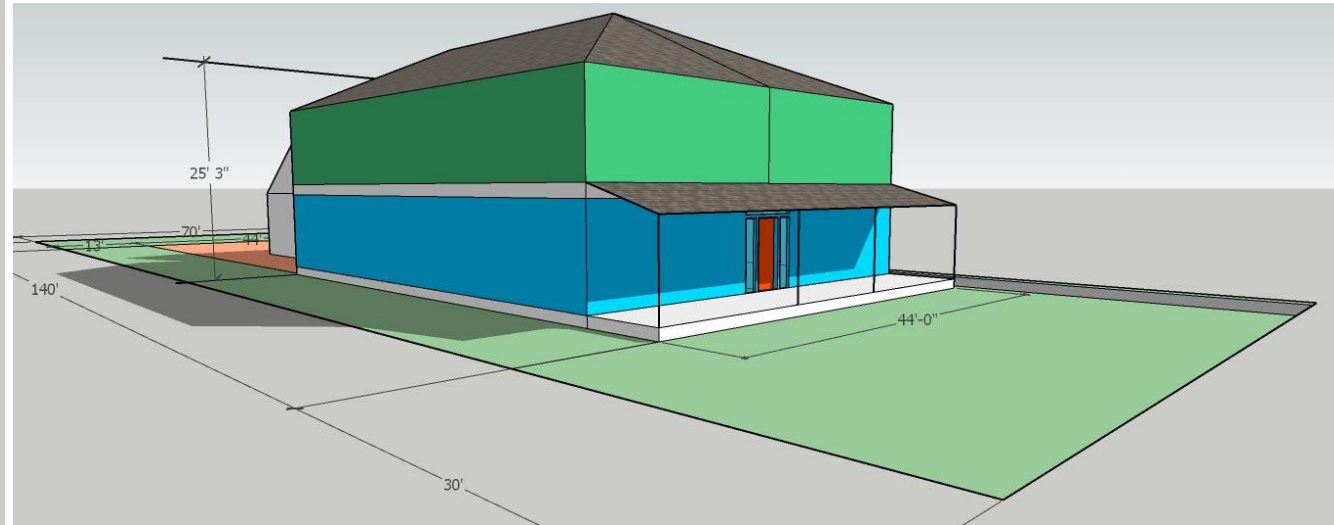
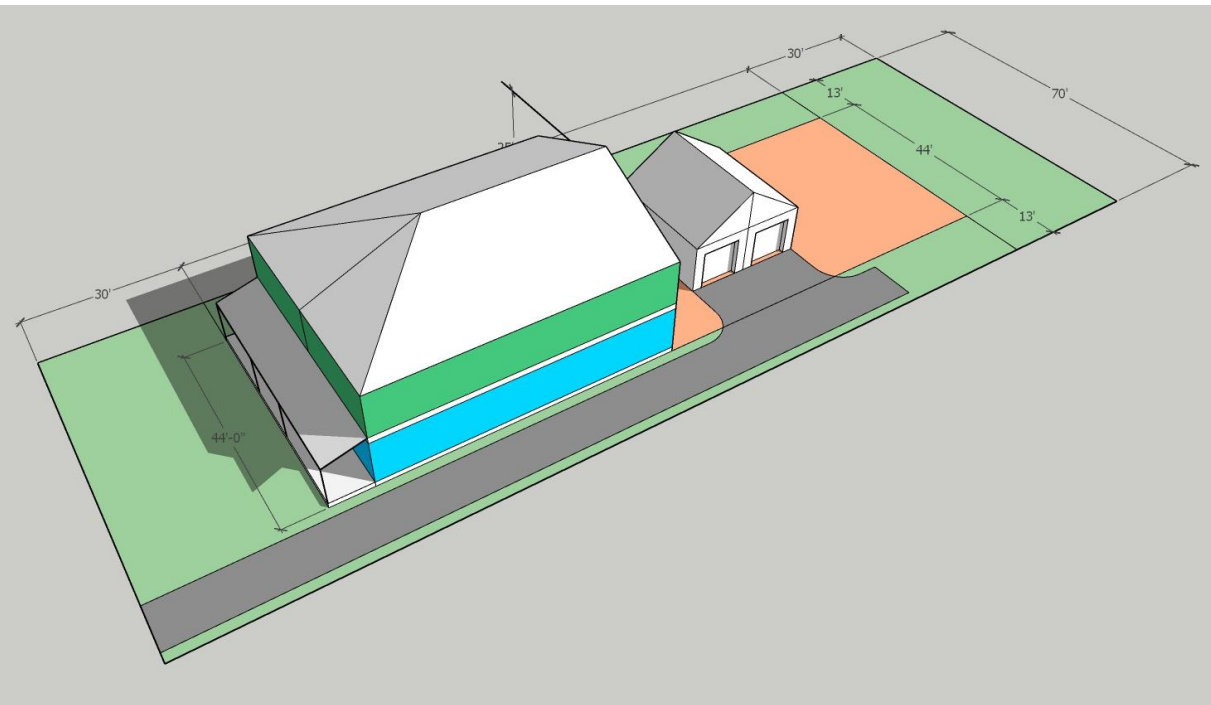
Multi-unit Dwelling in R-8 zone

14,058 square foot lot

Located Outside
the Enhanced Transit Area

Example 1: Two-unit Dwelling with Units Arranged Side-by-side

- Two story building, 26.25 feet high
- Three bedrooms and three and one-half baths in each unit
- One car garage complies with 0.5 minimum parking requirement per dwelling unit outside enhanced transit area



Multi-unit Dwelling in R-8 zone

14,058 square foot lot

Located Outside
the Enhanced Transit Area

Example 2: Four-unit Dwelling

- Two story building, 25.25 feet high
- Two two-bedroom units on the ground floor and two three-bedroom units on the second floor
- Two car garage complies with 0.5 minimum parking requirement per dwelling unit outside enhanced transit area