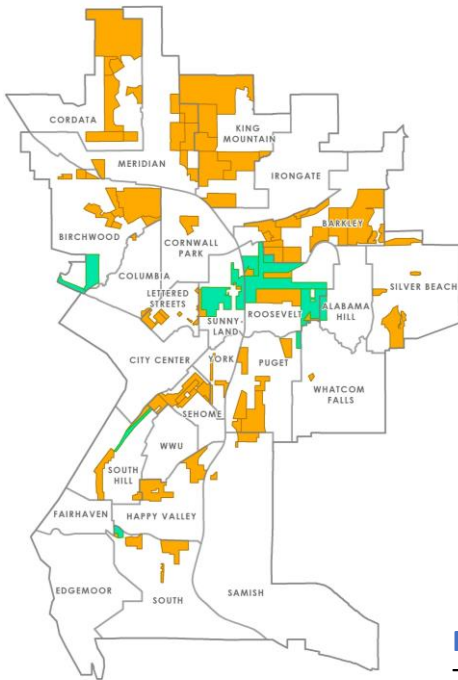




All Infill Toolkit forms are currently allowed in multi-family zones, except that only small houses, smaller houses, cottages, and duplexes are allowed in multi-family zones with a “duplex” qualifier.



- RM Zones that allow all Toolkit forms
- RM Zones with the Duplex Qualifier

The Infill Housing Toolkit ([BMC 20.28](#)) represents seven traditional housing forms that use a limited amount of residential space. In general, these forms include small homes that provide low-impact housing options. Each toolkit housing type includes design standards that are intended to help them architecturally blend into existing neighborhoods through careful attention to building design, parking and landscaping. Their flexible design and smaller size makes them suitable for a variety of households, from graduates to aging parents.

PROPOSED CHANGES: Staff is evaluating whether ALL Infill Toolkit forms should be allowed in ALL RM zones.

Smaller Lot

Allows for affordable, detached single family development at greater density than typical single family zones

- Lot sizes: 1,800 to 3,000 sq ft
- Max FAR of 0.4
- 600 sq ft max per floor
- Min 60% Open Space required



Small Lot

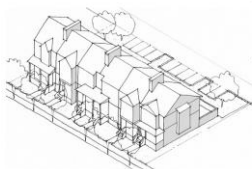
- Lot sizes: 3,001 to 5,000 sq ft
- Max Floor Area Ratio (FAR) of 0.35
- 800 sq ft max per floor
- Min 60% Open Space required



Townhouse

A home in a row of attached homes. Intended to include the best amenities of a single family home in a denser alternative.

- Min FAR of 0.75 (Min Green Factor Score of 0.6 required)
- architecturally compatible design required when within established neighborhoods

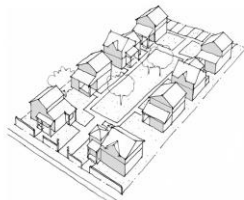


Green Factor Scoring system of landscaping and low-impact development techniques.

Cottages

Smaller detached single family houses clustered around shared open space

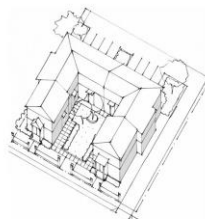
- 1,000 sq ft max per unit
- Max FAR of 0.4
- 600 sq ft max per floor
- Min 60% Open Space required
- 1 parking space per unit



Garden Courtyard

6 to 8 dwelling units (separate or attached) arranged around a common garden courtyard

- 2,000 sq ft max per unit
- Max FAR of 0.6 (or 0.75 with Green Factor)
- each unit has a main entrance on the courtyard

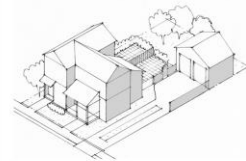


Green Factor Scoring system of landscaping and low-impact development techniques.

Duplex/Triplex

A building containing 2 or 3 dwelling units on a single lot

- 1,000 sq ft max per unit
- Max FAR of 0.5
- Min 75 sq ft private open space per unit
- Min 40% Open Space required
- 1 parking space per unit



Shared Courtyard

4 to 6 dwelling units (separate or attached) arranged around a common driveway/courtyard.

- 2,000 sq ft max per unit
- Max FAR of 0.5 (or 0.7 with Green Factor)
- each unit has a main entrance on the courtyard



Green Factor Scoring system of landscaping and low-impact development techniques.