

NEIGHBORHOOD INFILL

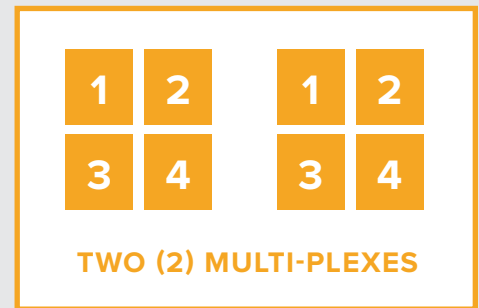
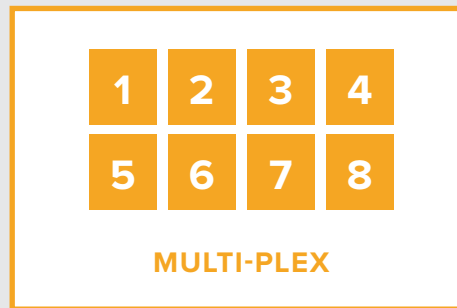
ZONES: R-1B | R-1C

Neighborhood-scale multi-family homes on existing lots in **R-1B**, and **R-1C** neighborhoods meeting infill requirements.

Benefits

Up to 12 units. Units may be in the form of a small multi-plex or other combination of units. All other zoning requirements must be met per site conditions.

POSSIBLE COMBINATIONS OF UNITS



Requirements

Must meet all site and affordability requirements.

SITE QUALIFICATIONS

LOCATION

Must be entirely within **300 feet** of a collector or arterial roadway, or within **1/4-mile** of a property zoned MX-3 or MX-4.

LOT CHARACTERISTICS

Must meet one of the following three requirements:

1. Vacant lot.
2. Improvement/structure assessed value is no greater than 25% value of total property.
3. Existing structure will be incorporated into project.

DEMOLITION

No recent demolitions on lot in the previous three years.

FRONTAGE

Must have **55 feet** of lot frontage.

PARKING

Parking must be located to the rear of the buildings via one access point and must be accessed from an alley, where present.



PARKING REDUCTION

Projects with 5 or more units qualify for a 50% parking reduction.

AFFORDABILITY

3-4 DWELLING UNITS

No affordability requirements.

5-8 DWELLING UNITS

One (1) unit must meet affordability requirements.

9-12 DWELLING UNITS

Two (2) units must meet affordability requirements.

UNITS FOR RENT

Income-restricted units at **80% AMI**, published annually, for a period of 20 years.

UNITS FOR SALE

Income-restricted units at **120% AMI**, published annually, for a period of 20 years.

Schedule

