

Current Conditions by Zone District

| Zoning District | Low Density Residential (RL) | Neighborhood Conservation, Low Density (NCL) | | Neighborhood Conservation, Medium Density (NCM) | | |
|-----------------------------------|--|---|---|---|--|---|
| % of City Land | 23.1% | 1.4% | | 1.5% | | |
| Total # of Parcels | 24990 | 1719 | | 2053 | | |
| # of Parcels > 100 ft. width | 4906 | Not applicable | | Not Applicable | | |
| # of Parcels < 4,500 sq. ft | N/A | 67 | | 154 | | |
| # of Parcels 4,500 - 6,000 sq. ft | N/A | 267 | | 462 | | |
| # of Parcels 6,000 - 9,000 sq. ft | N/A | 805 | | 810 | | |
| # of Parcels > 9,000 sq. ft | N/A | 580 | | 627 | | |
| Current Land Use Code | Housing Types Single-Unit Detached House Minimum Lot Size 6,000 sq. ft / 3x floor area Maximum Height 28ft Hearing type Type 1 Public Hearing | Single-Unit Detached House 6,000 sq. ft 2 stories Basic Development Review | ADU / Carriage House 12,000 sq. ft 1.5 stories Type 1 Public Hearing | Single-Unit Detached House 5,000 sq. ft 2 stories Basic Development Review | ADU / Carriage House 10,000 sq. ft 1.5 stories Type 1 (Vacant lot) / Type 2 (Additions) | Multi-Unit House (Up to 4) 6,000 sq. ft 2 stories |

Current Conditions by City-Wide Topic

| City-Wide Topics | Affordable Housing | Private Covenants / HOAs | Parking / Infrastructure | Input in Development Review | Short Term Rentals (STR) |
|------------------------------|--|---|--|---|---|
| Current Land Use Code | 20-year deed restriction and 10% of units must be affordable at 80% AMI or below Density bonus in Low-Density Mixed-Use Neighborhood (LMN) Zone Height bonus and parking reductions in Transit-Oriented Development Zone Reduced tree sizes permitted | HOAs CAN regulate several aspects of aesthetics and design HOAs CANNOT restrict residents from having solar panels, xeric landscaping, or clothes-drying lines | Adequate Public Facilities management system ensures public infrastructure and services grow alongside new development Required amount of parking scales with number of bedrooms for residential properties Parking requirements are reduced for properties in Transit-Oriented Development Zone | Notification and hearing requirements depend on proposed use Most residential projects are subject to both a neighborhood meeting and public hearing | Allowed only in single-unit houses and only within specific areas |