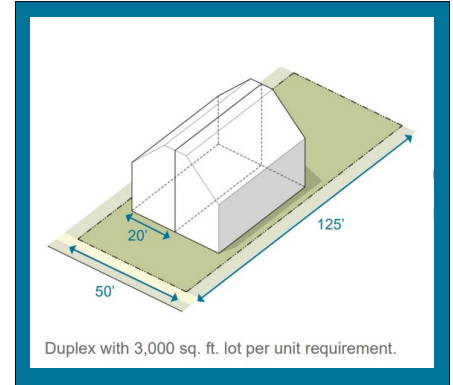


## What does the 2004 UDC say?

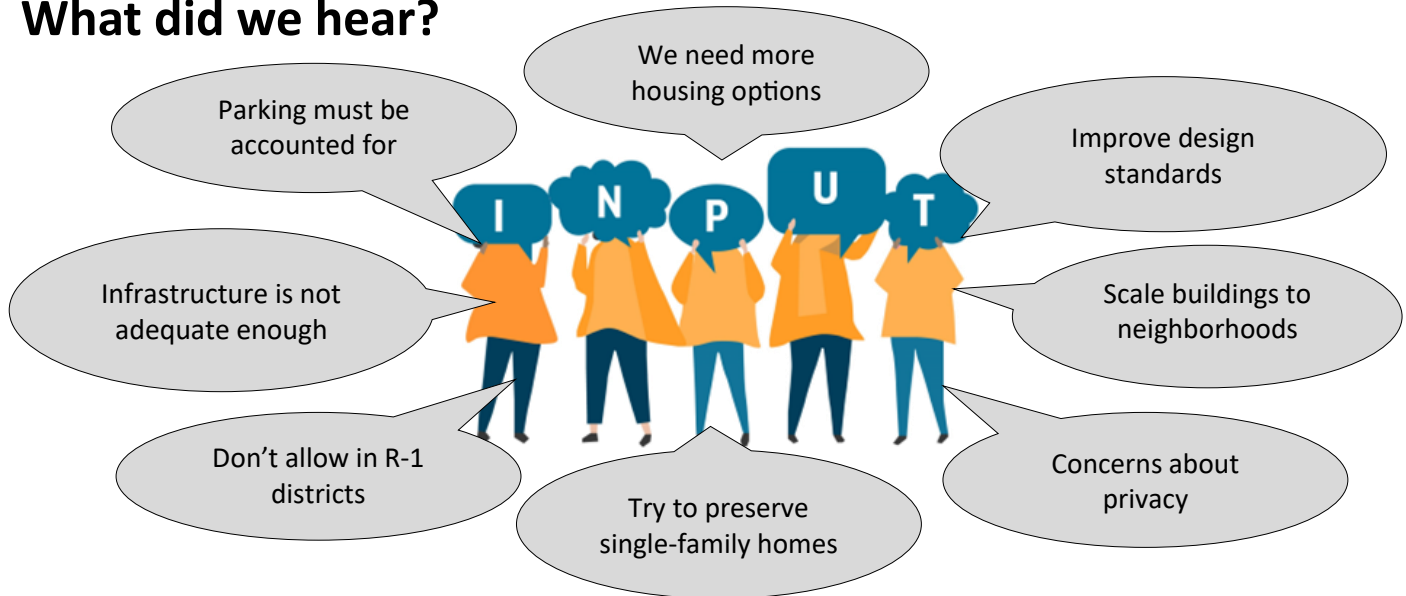
### Title 16: Unified Development Code

Multi-unit buildings are allowed in R-2-A (max of 2 units), R-2-B, MU-R-3, M-1, M-2, and the MU-B districts.

- Requires a minimum lot area of 3,000 square feet per unit (after the fourth unit in MU-R-3-B, only required 1,000 square feet per additional unit)
- The maximum number of units is generally limited by the square footage of the lot, no maximum set in districts above R-2-A
- Lots greater than one (1) acre in the MU-R-3-B district can be developed at a density of one (1) unit per 1,089 square feet of lot area
- Multi-unit developments in MU-B-1 must incorporate commercial uses into the building and must occupy the majority of the ground floor
- Multi-unit buildings are not permitted in R-1 districts



## What did we hear?



## What did we discuss?

- Should multi-unit housing be allowed in the R-1 districts?
- Should multi-unit housing be allowed as location specific developments?
- Should affordable housing requirements be built into new multi-unit developments?
- Should incentives be included for the construction of affordable housing?
- Do incentives work?
- How do we keep naturally occurring affordable housing (NOAH)?
- Should housing be allowed by right in I-1 and I-2 districts?



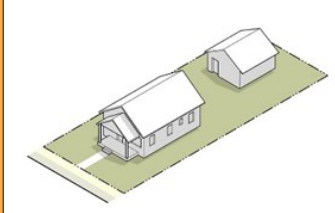
## What does CodeNext bring to the table?

### Revised Title 16: Unified Development Code, 2023

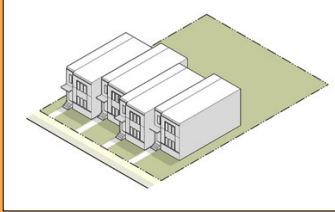
Overall, multi-unit building allowances are being expanded while their size limitations and design standards are being refined.

- Preserves existing detached housing by allowing detached houses in R-2-B, MU-R-3-A, MU-R-3-B, and MU-R-3-C zone districts eligibility for up to three (3) ADUs depending on lot area and ADU type
- New and revised rules to limit the size of new multi-unit developments in the R-2-A, R-2-B, MU-R-3-A and MU-R-3-B districts (revised per unit lot minimums and new unit count maximums)
- Refines the scale of larger multi-unit buildings into smaller, more 'right-sized,' buildings that are more appropriate for the zoning districts they are allowed in. R-2 and MU-R-3 zoning districts are listed below along with the largest scale (per dwelling units) multi-unit building allowed in that district
  - R-2-A—Multi-unit houses (2 units) with multi-unit houses (3-4 units) allowed on corner lots
  - R-2-B—Multi-unit houses (3-4 units) with neighborhood scale apartments (5-8 units) allowed on corner lots
  - MU-R-3-A—Neighborhood scale apartments/mixed use (5-8 units)
  - MU-R-3-B —Moderate scale apartments/mixed use (5-16 units)
  - MU-R-3-C—Moderate to large scale apartments/mixed use (5+ units)
- New design standard required:
  - Improved landscape and pedestrian facilities; transparency, and reduced automobile features height, and/or step backs; limited blank walls (and/or massing); and updated social spaces and
- Multi-unit housing is not permitted in R-1 districts

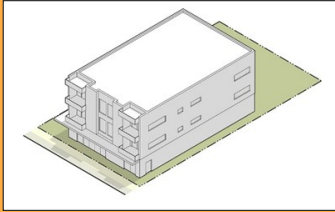
### Primary Housing Types



Detached House



Multi-unit House



Apartment/Mixed-Use

