Section #: 9.305  Development standards for multi-family family districts

Purpose of Change:

The purpose of this voluntary incentive based density bonus text amendment is to add “mixed income housing development” as a permitted development type within the R-8MF and R-12MF multi-family zoning districts with various design and locational criteria. The amendment would incentivize developers to incorporate housing for individuals with incomes at or below 80% of the area median income within new multi-family developments by allowing for a density bonus of up to two units above the base density in the R-8MF district and up to three units above the base density in the R-12MF district. In addition, if the site is located within a ¼ mile of transit (rapid transit, local bus service, or an express bus service park and ride lot) an additional two units above the base density would be allowed.