

Missing Middle Housing Interim Ordinance 2024-0027

Illustration Guide

This guide includes visual exhibits related to the [Missing Middle Housing \(Neighborhood Scale Multi-Unit Dwelling\) Interim Ordinance 2024-0027](#) text. While it does not cover every detail of the Missing Middle Housing Interim Ordinance, it focuses on the main concepts and allowances for designing and submitting a Neighborhood Scale Multi-Unit developments. As this is the first ordinance of its kind in California, we will update this document with additional exhibits as we apply the ordinance to various parcel types and scenarios within the R-1, R-1A, R-1B, and R-2 Zones, as well as FAR 1.0/2.0 designated areas.

The exhibits are formatted double-sided for printing, allowing for easy review of the Site Plan and Bulk Control criteria for each specific type.



How to use this Guide

• Site Plan defining criteria

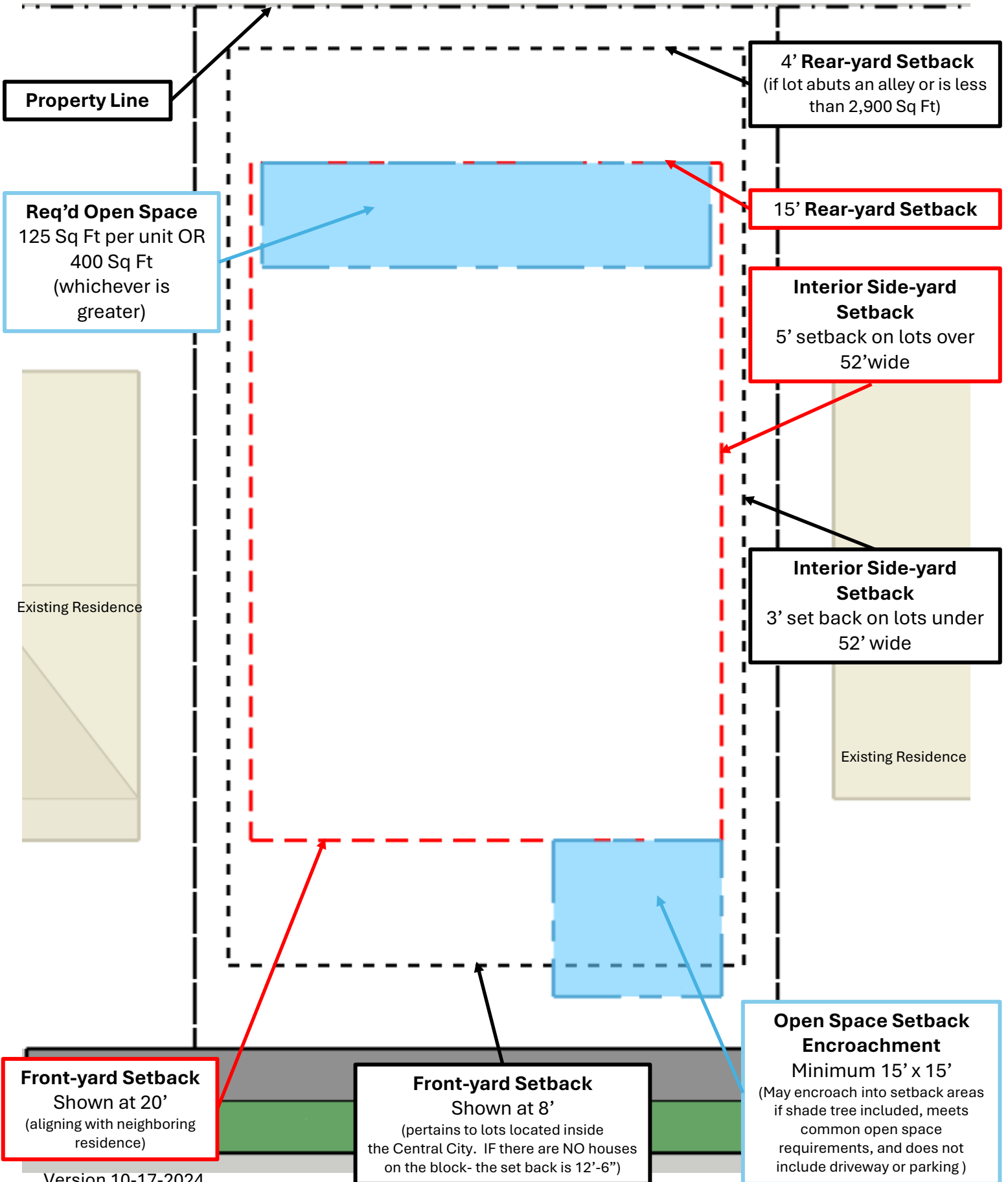
- Setbacks
 - **Red** dashed lines and text boxes for standard setbacks.
 - **Black** dashed lines and text boxes for special condition setbacks.
- Open Space
 - **Blue** areas show where open space should generally be provided outside of setbacks and alternatives that allow the compounded use of open space within setbacks. This also includes minimum required square footage and sizes.

• Bulk Control defining criteria

- Setbacks
 - **Red** and **black** dashed lines provide context from the Site Plan exhibits.
- Bulk Control
 - **Yellow** areas with **black** text boxes provide baseline “TENT” form.
 - **Red** areas with **red** text boxes provide allowable projections outside of “TENT” form.
 - **Green** text boxes refer to Tree criteria and special allowances that can be found in the ordinance.

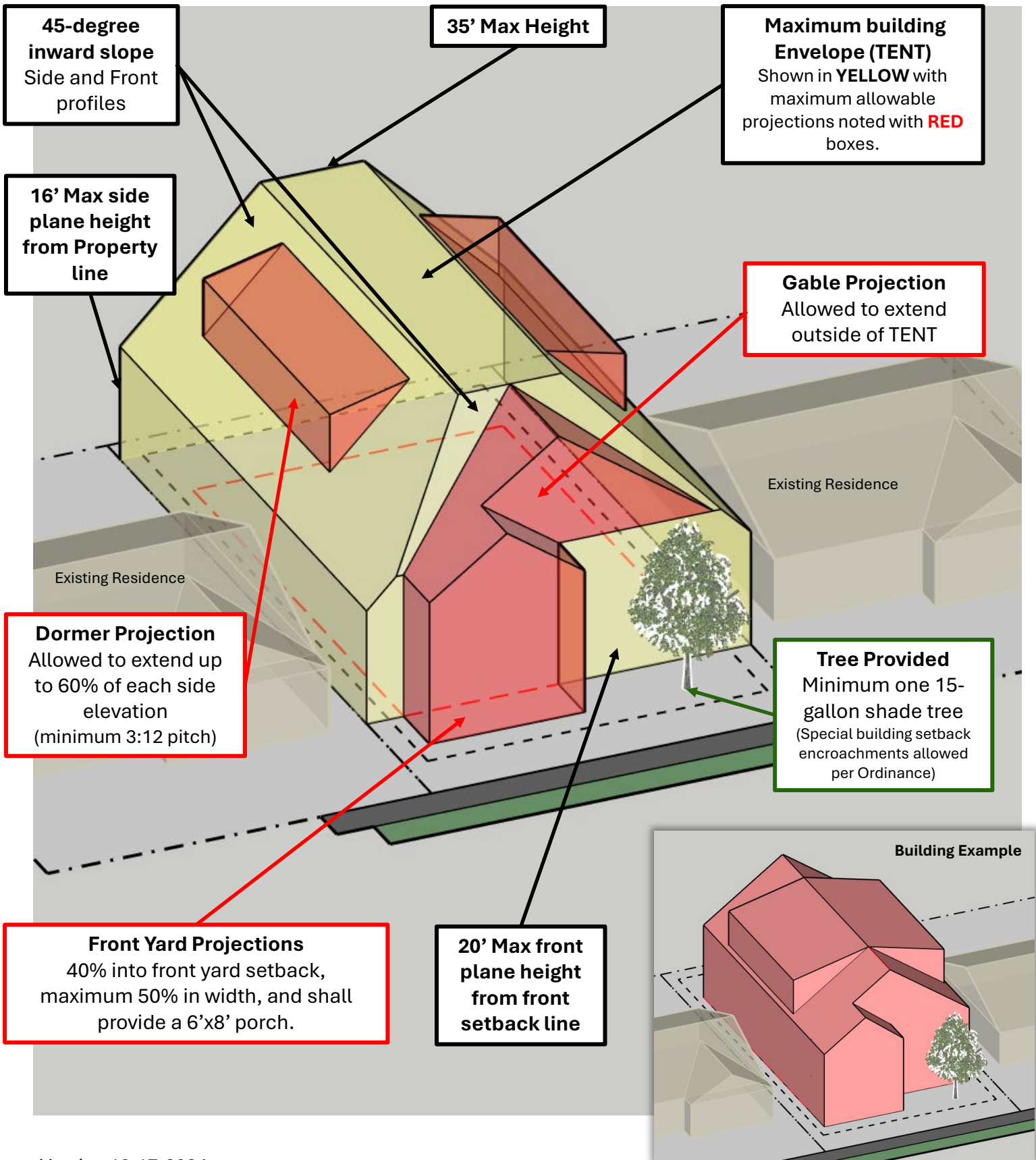
FAR 1.0

Site Plan defining criteria - Interior Lot



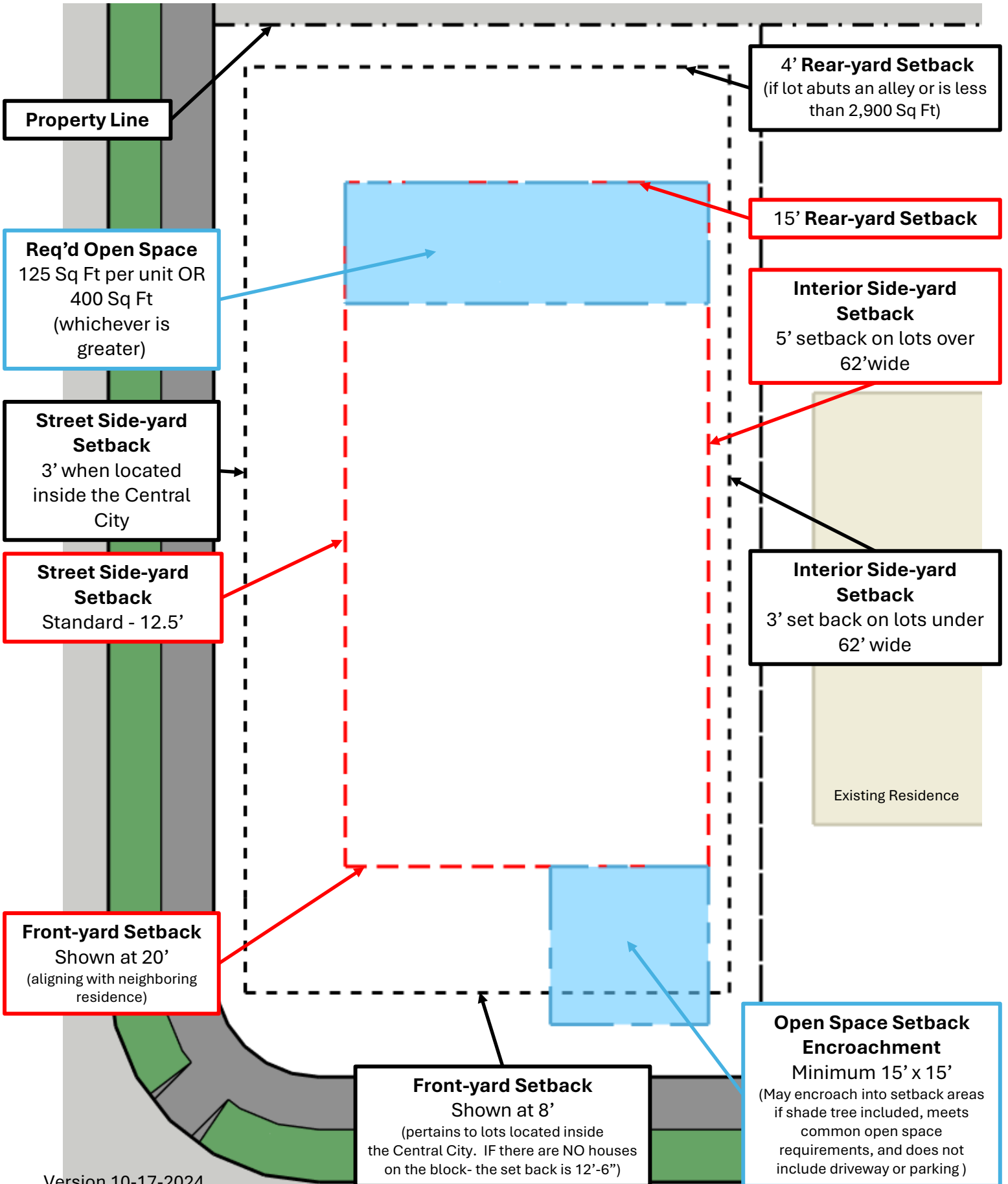
FAR 1.0

Bulk Control defining criteria – Interior Lot



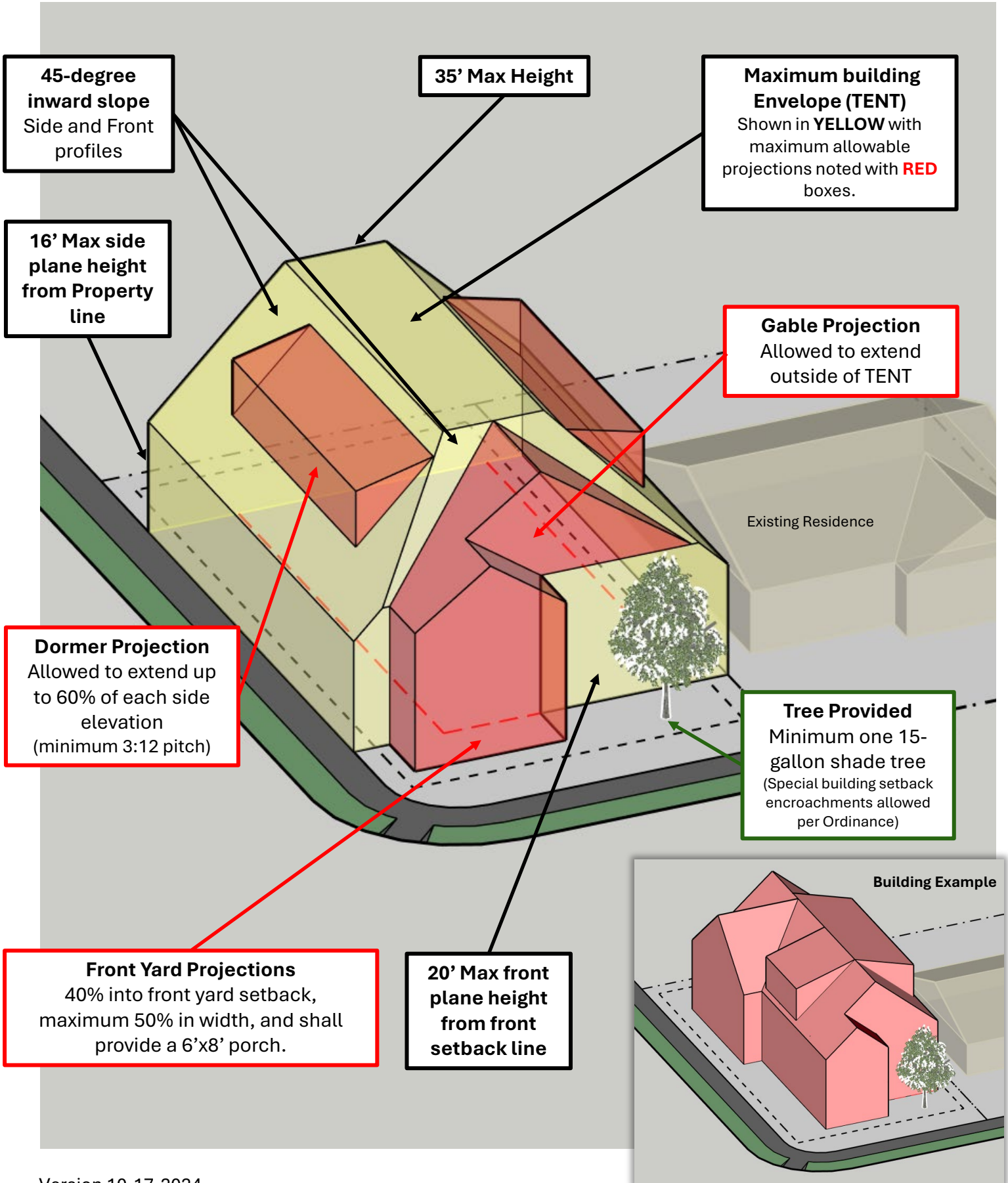
FAR 1.0

Site Plan defining criteria - Corner Lot



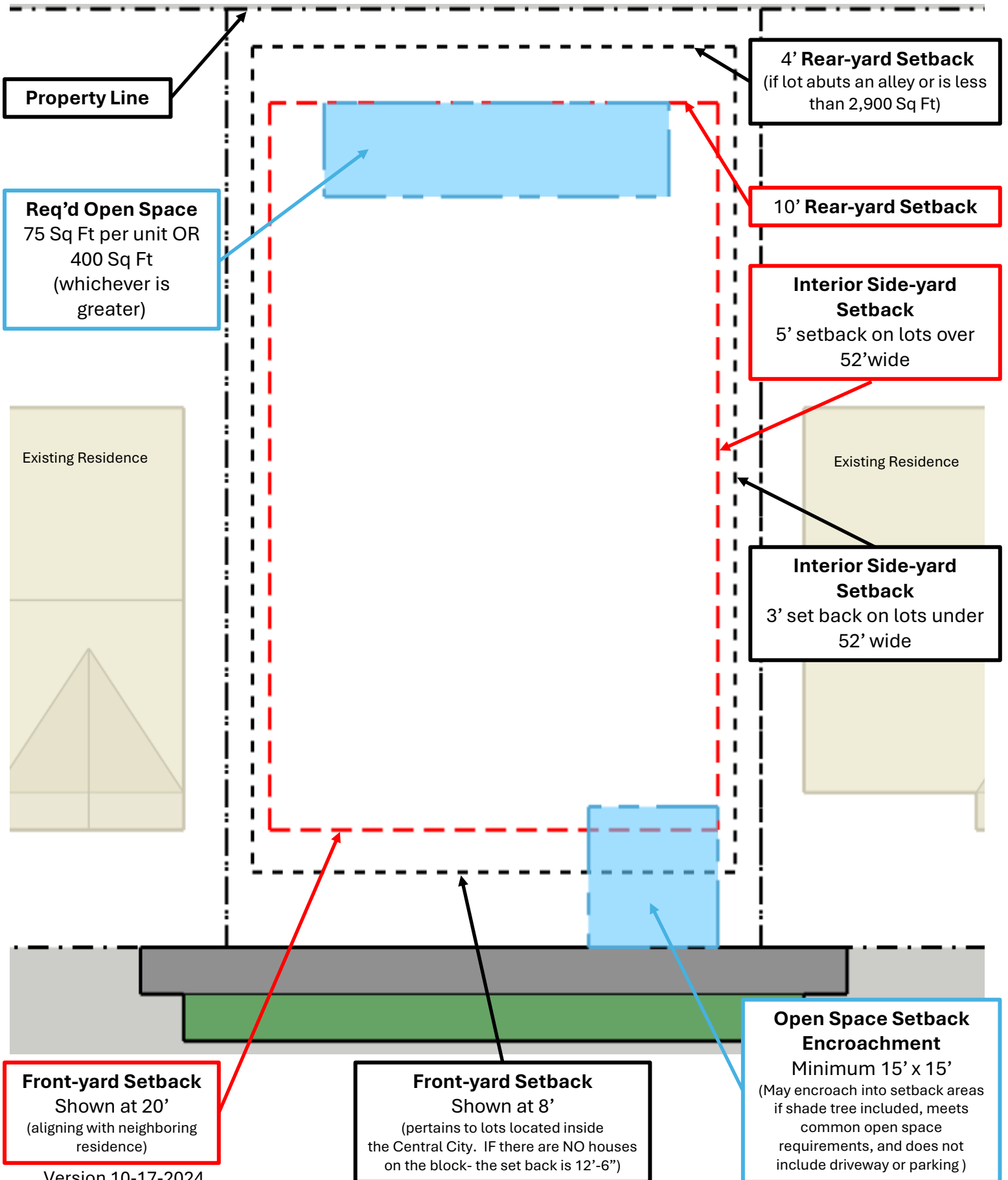
FAR 1.0

Bulk Control defining criteria - Corner Lot



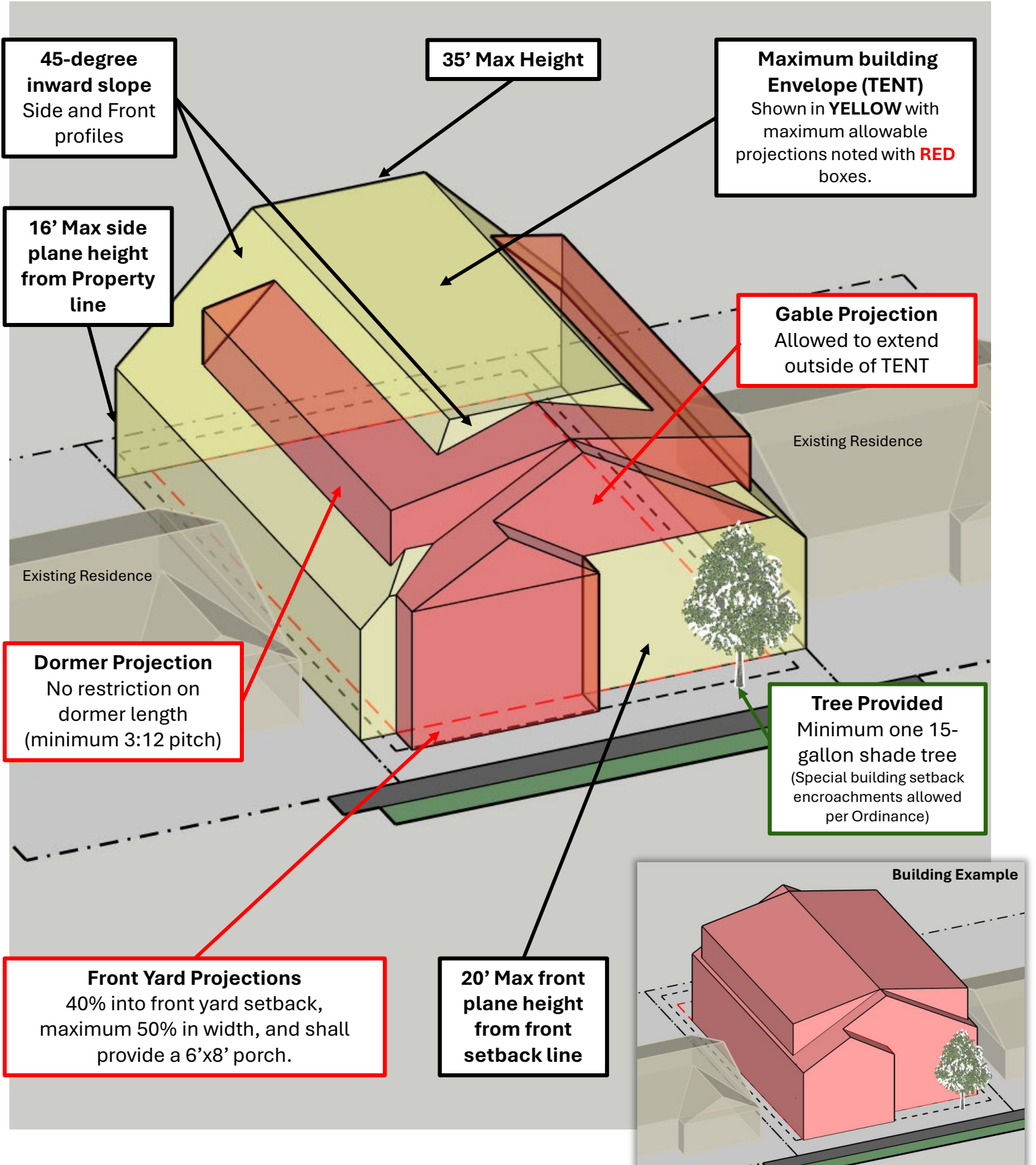
FAR 2.0

Site Plan defining criteria - Interior Lot



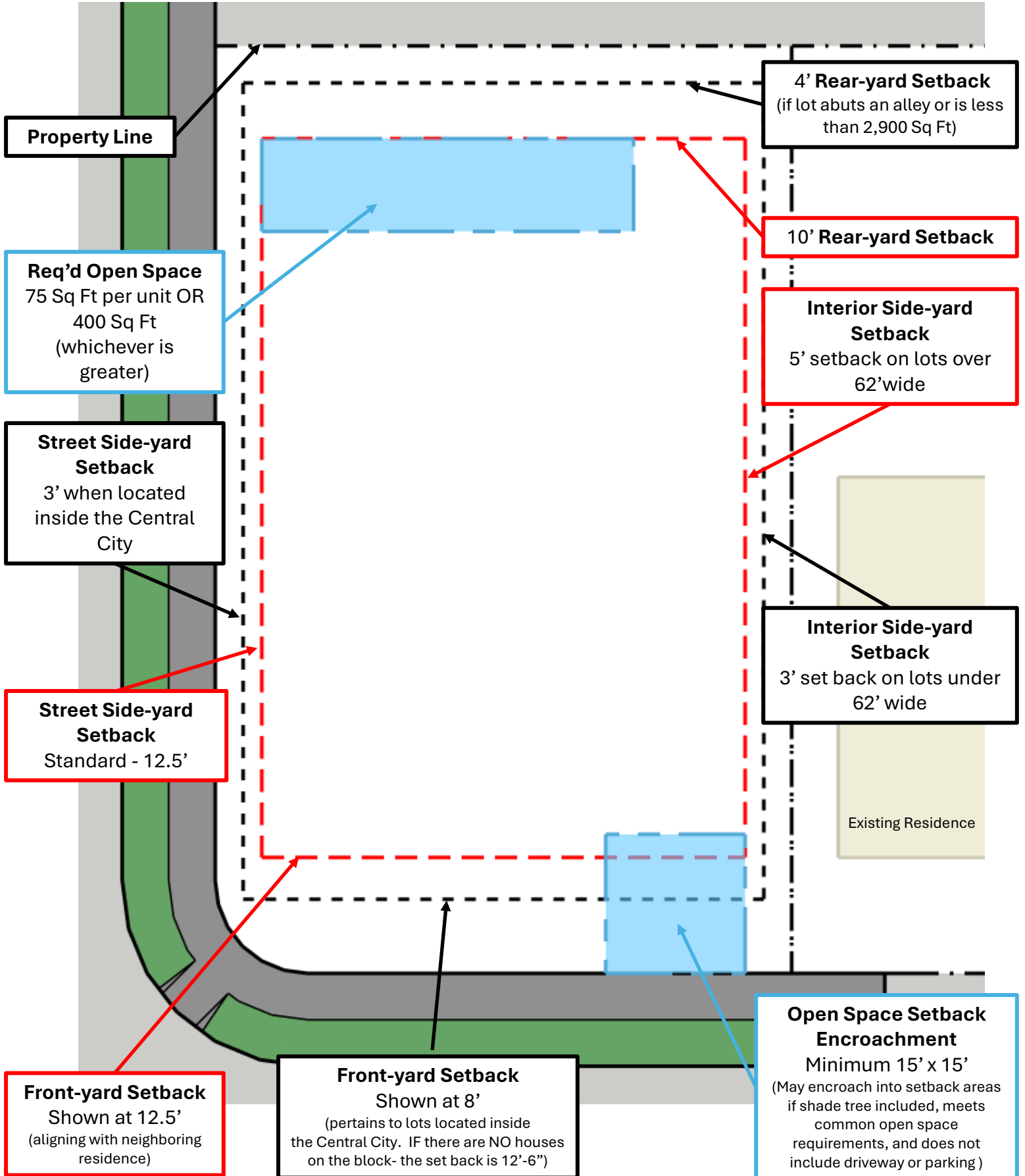
FAR 2.0

Bulk Control defining criteria – Interior Lot



FAR 2.0

Site Plan defining criteria - Corner Lot



FAR 2.0

Bulk Control defining criteria - Corner Lot

