

high-density zoning districts, promoting the development of more compact housing in these areas.

Table 5: Density Requirements for Medium- and High-Density Development

Topic	Existing	Initial Staff Option	Bolder Option	Staff Notes
Minimum Density in Medium- and High-Density Residential Zones	Properties can be developed at any density proposed by an applicant, as long as the maximum allowable density isn't exceeded	New projects shall develop at 80% of the maximum density allowed in the underlying zone	New projects shall develop at 100% of the maximum density allowed in the underlying zone	Potential for increased density in areas zoned for MMH type housing. The Planning Commission supports the initial staff option in order to provide development flexibility.