

FACT SHEET

Workforce Housing Overlay District

Summary of the proposed Workforce Housing Overlay District -Draft Section 9.03.150 RSMZC

Purpose of Workforce Housing Overlay District:

- Allow for the development of attainable housing options within employment centers, thereby attracting and retaining employees and supporting the business community.
- Protect the character and composition of the Business Park to continue to provide for and maintain an employment center.
- Allow for a variety of housing types and prices throughout the City to increase housing choice and ensure that households of all types and income levels have the opportunity to find suitable housing. (Housing Element Policy 1.1)
- Ensure that new residential development and modifications to existing development continue to honor the master plan's vision of the community in an objective manner. (Housing Element Policy 1.4)

Locations: The following locations are listed in the General Plan Housing Element for rezoning to allow Workforce Housing



Properties: The following list shows all parcels proposed for the Workforce Housing Overlay designation:

Properties to receive Workforce Housing Overlay		
Address	Existing Use	Acres
22931 Arroyo Vista	Business Park	2.92
29977 Avenida De Las Banderas	Business Park	24.53
30200 Avenida De Las Banderas	Business Park	10.98

Allowed Uses: This designation would not change the underlying BP zoning, but would add an overlay to specific sites to allow for the addition of residential uses. Uses allowed in the Workforce Housing Overlay District represent multi-family housing opportunities that can be developed compatibly with the existing Business Park uses. Refer to draft Table 9.03.16 for a full list of allowable uses.

Development Standards: The proposed Workforce Housing Overlay development standards provide for housing opportunities that can be developed compatibly within the existing Business Park. Setbacks are the same as the BP zone, with an added requirement for a minimum separation of 10' between buildings. These development standards apply only to residential uses. All other uses must comply with the Business Park development standards.

Proposed Table 9.03.17 -Workforce Housing Overlay Development Standards	
Development Standard	Workforce Housing Overlay
Minimum Density	20 units/acre
Maximum Density	35 units/acre
Maximum Floor Area Ratio (FAR)	1.0
Minimum Lot Size	10,000 square feet
Maximum Building Height	50 feet
Setbacks	
Adjacent to residential use or district	40 feet or equal to the height of the building, whichever is more
Adjacent to non-residential use or district	10 feet
Adjacent to street	20 feet
Minimum Distance Between Buildings	10 feet
Multi-family and Single-family Minimum Unit Size	
Studio	500 square feet
1-bedroom	600 square feet
2-bedroom	700 square feet
3-bedroom	800 square feet