

COSV Land Use Scenario Maps

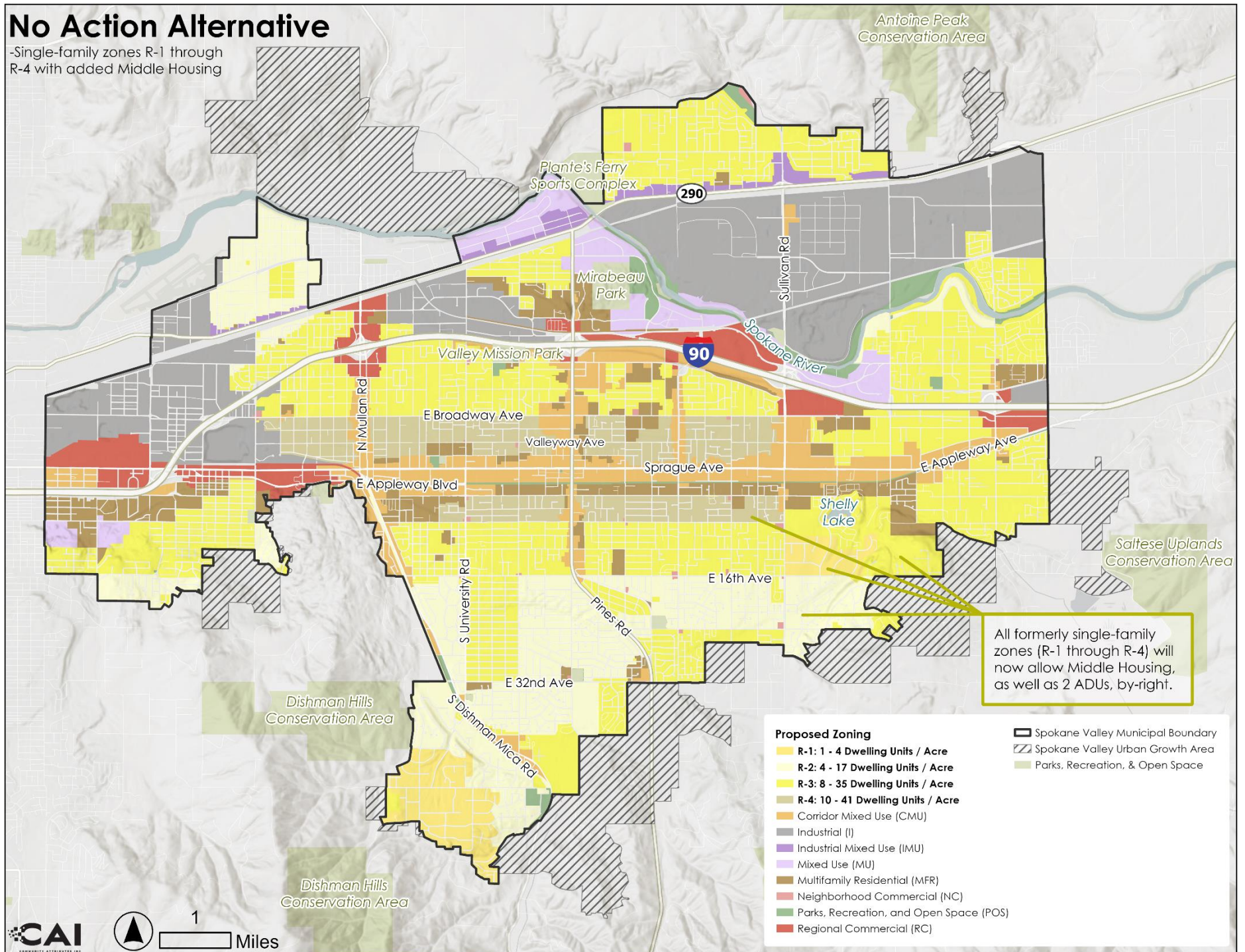
For City Council 12/16/2025

Submitted by CAI on December 11, 2025



No Action Alternative

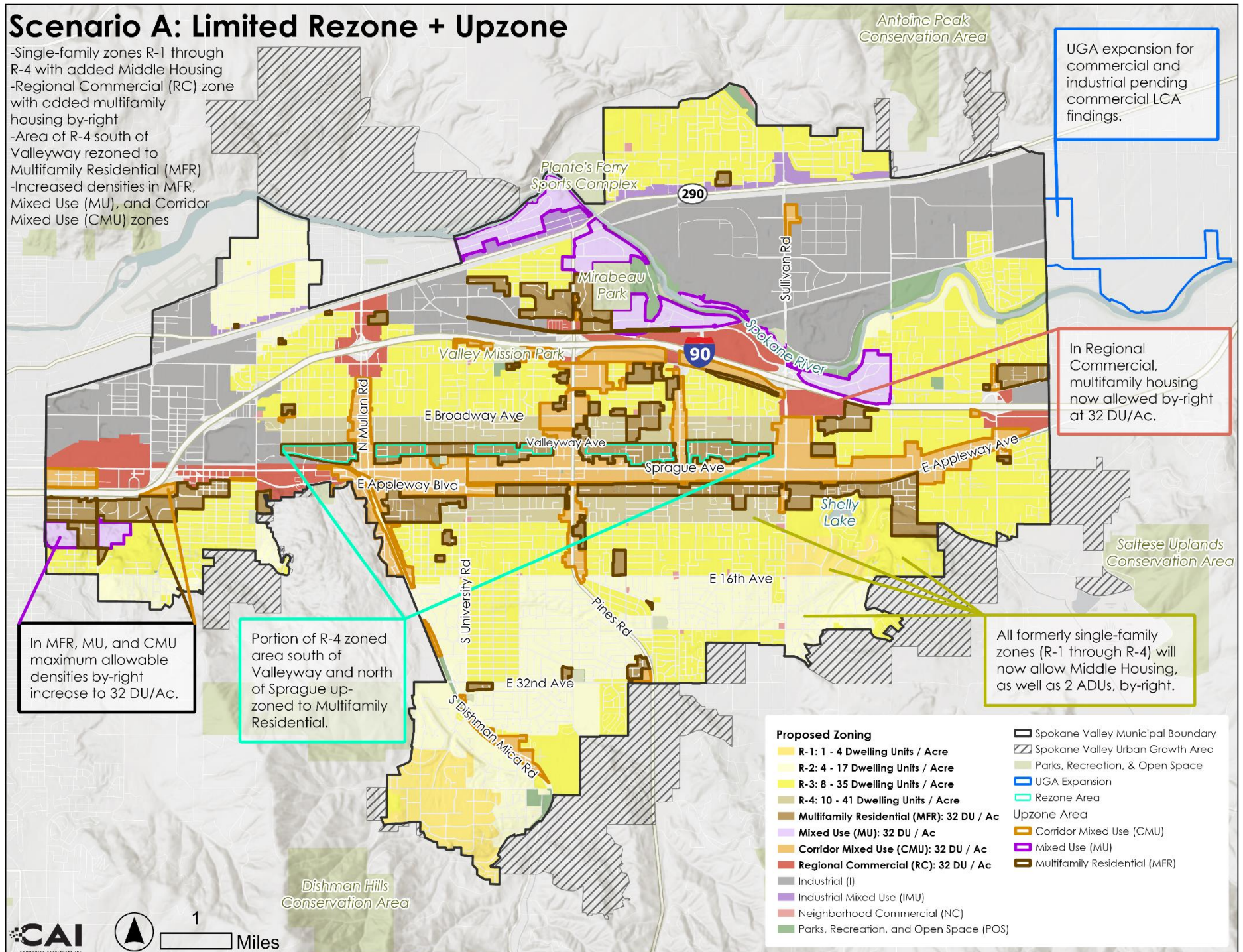
-Single-family zones R-1 through R-4 with added Middle Housing



All formerly single-family zones (R-1 through R-4) will now allow Middle Housing, as well as 2 ADUs, by-right.

Scenario A: Limited Rezone + Upzone

- Single-family zones R-1 through R-4 with added Middle Housing
- Regional Commercial (RC) zone with added multifamily housing by-right
- Area of R-4 south of Valleyway rezoned to Multifamily Residential (MFR)
- Increased densities in MFR, Mixed Use (MU), and Corridor Mixed Use (CMU) zones



Scenario B: No Rezone, Stronger Upzone

- Single-family zones R-1 through R-4 with added Middle Housing
- Regional Commercial (RC) zone with added multifamily housing by-right
- No rezone of R-4 to Multifamily Residential (MFR)
- Higher increased densities in MFR, Mixed Use (MU), and Corridor Mixed Use (CMU) zones

