



EXHIBIT 4



R3 Housing Options

Mountain View
R3 Update

March 13, 2024



Table of Contents

Building Size and Scale	3
Summary of Housing Options/Building Types for R3	4
Neighborhood Multiplex	5
Neighborhood Townhouse	6
Neighborhood Courtyard	7
Core Townhouse	8
Core Multiplex	9
Core Courtyard	10
Mid-rise	11

Building Size and Scale

Buildings can be sorted into two general groups using size and scale as key characteristics.

1) House-Scale

Buildings that are the size of a house, typically ranging in footprint from as small as 20 to 50 feet wide and up to 60 to 80 feet long.



2) Block-Scale

Buildings that are individually as large as most or all of a block or, when arranged together along a street, appear as long as most or all of a block.



Summary of Housing Options/Building Types for R3

Neighborhood

Multiplex



Townhouse



Courtyard



Stories: 2
Max Density: 15-25

2-3

15-35

2-3

25-35

Core

Townhouse



3

35-50

Multiplex



3-4

25-50

Courtyard



3-5

35-75

Midrise



4-6

50-110

House-Scale

Block-Scale

Neighborhood Multiplex

House-Scale

Recommended in R3
subdistrict: R3-A

A small-to-medium-sized, detached building that consists of 3 to 5 side-by-side and/or stacked units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium-sized, single-unit house and is scaled to fit within low- to moderate-intensity neighborhoods.

Typical Height: 2 stories
Resultant Density: 15 to 25



Neighborhood Multiplex

House-Scale

Recommended in R3
subdistrict: R3-A



Neighborhood Townhouse

House-Scale

Recommended in R3
subdistricts: R3-A, R3-B

A small-sized detached building (up to five attached townhouse units side-by-side) with a rear setback. Each Townhouse consists of one unit. This type is typically located within low-to-moderate intensity neighborhoods.

**Typical Height: 2 to 3 stories
Resultant Density: 15 to 35**



Neighborhood Townhouse

House-Scale

Recommended in R3
subdistrict: R3-A, R3-B



Neighborhood Courtyard

House-Scale

Recommended in R3
subdistrict: R3-B

A medium-sized, detached building with multiple attached and/ or stacked units, accessed from a shared courtyard. The shared court is common open space and takes the place of a rear setback. The type is typically integrated as a small portion of lower-intensity neighborhoods or more consistently into moderate-intensity neighborhoods.

Typical Height: 2 to 3 stories
Resultant Density: 25 to 35



Neighborhood Courtyard

House-Scale

Recommended in R3
subdistrict: R3-B



Core Townhouse

Block-Scale

Recommended in R3
subdistrict: R3-C

A large-sized, detached building of attached townhouses. Each Townhouse consists of up to two stacked units. This type is longer and taller than the Neighborhood Townhouse building type. This type is typically located within high-intensity neighborhoods or, along or near a neighborhood main street.

**Typical Height: 3 stories
Resultant Density: 35 to 50**



Core Townhouse

Block-Scale

Recommended in R3
subdistrict: R3-C



Core Multiplex

Block-Scale

Recommended in R3
subdistricts: R3-B, R3-C

A medium-to-large-sized, detached building with stacked units, typically with one shared entry. This type is scaled to fit within moderate-intensity neighborhoods.

**Typical Height: 3 to 4 stories
Resultant Density: 25 to 50**



Core Multiplex

Block-Scale

Recommended in R3
subdistrict: R3-B, R3-C



Core Courtyard

Block-Scale

A detached building with stacked units, accessed from one or more shared courtyards. The shared court is common open space. This type is typically integrated into moderate-to-high-intensity neighborhoods and on main streets with service or food uses along the adjacent street.

Typical Height: 3 to 5 stories
Resultant Density: 35 to 75

Recommended in R3
subdistricts: R3-C, R3-D.1



Core Courtyard

Block-Scale

Recommended in R3
subdistrict: R3-C, R3-D.1



Mid-Rise

Block-Scale

A medium- to large-sized, detached building with stacked flats that can also be used to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor residential uses.

Typical Height: 4 to 6 stories
Resultant Density: 50 to 110

Recommended in R3
subdistrict: R3-D.1, R3-D.2



Mid-Rise Block-Scale

Recommended in R3
subdistrict: **R3-D.1, R3-D.2**

