



# R3 Housing Options

Mountain View  
R3 Update

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# 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

## Core

### Multiplex

### Townhouse

### Courtyard

### Townhouse

### Multiplex

### Courtyard

### Midrise



Stories: 2

2-3

2-3

3

3-4

3-5

4-6

Max Density: 15-25

15-35

25-35

35-50

25-50

35-75

50-110





# 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

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

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**





# 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**

