

What can you Build:

- According to Orange County's Planning, Environmental and Development Services Department, this lot can yield *at least* **3 units**.

Here's how:

- Our subject lot can be rezoned from A-2 to R-2 to build single family attached development, because most of the surrounding properties on Bonneville Dr are multifamily units with R-2 zoning and land usage.
- The R-2 zoning, and the LMDR future land use designation, allows consideration of up to 10 dwelling units per acre.
- Orange County requires a minimum lot size of 15,000 sqft to build four or more dwelling units, but our subject is just shy with 14,529 sqft.
- While a triplex is doable, you would ultimately need to get together with an engineer to see exactly how many units you could fit in.