

# Residential House Scale



Zone Name	Title 25 Rural Residential	Title 23 Rural Residential	Title 25 Lake Austin	Title 23 Lake Austin	Title 25 Single Family Residence - Large Lot	Title 23 Residential 1A	Title 25 Single Family Residence - Standard Lot	Title 23 Residential 1B
Zone Abbreviation	RR	RR	LA	LA	SF-1	R1A	SF-2	R1B
Typical Uses/Building Types	Residential home	Residential home	Residential home	Residential	Residential home	Residential	Residential home	Residential
Affordable Housing Bonus Program (AHBP)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Additional Setbacks	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Height Stepbacks	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Duplex Allowance	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Townhouse	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ADU Allowance	n/a	w/ affordability bonus	n/a	w/ affordability bonus	n/a	w/ affordability bonus	n/a	w/ affordability bonus
Lot Size								
Lot Width (min.)	100'	100'	100'	100'	60'	60'	50'	45'
Lot Area (min.)	1 acre	1 acre	1 acre	1 acre	10,000 SQFT	10,000 SQFT	5,750 SQFT	5,000 SQFT
Intensity								
Principal Dwelling units/building (max.)	—	—	—	—	1	1	1	1
Dwelling units/building: AHBP Bonus	—	—	—	—	—	—	—	—
FAR Primary Building	—	—	—	—	—	—	—	—
FAR Primary Building: AHBP Bonus	—	—	—	—	—	—	—	—
Building Placement and Form								
Front Setback	40'	40'	40' (75' from shoreline)	40' (75' from shoreline)	25'	25'	25'	25'
Side Street Setback	25'	25'	25 (75' from shoreline)	25 (75' from shoreline)	15'	25'	15'	15'
Side Setback	10'	10'	10' (75' from shoreline)	10' (75' from shoreline)	5'	5'	5'	5'
Rear Setback	20'	20'	20' (75' from shoreline)	10' (75' from shoreline)	10'	10'	10'	10'
Other Building Form Standards								
Overall Building Width (max.)	—	—	—	—	—	—	—	—
Building Articulation Standards	n/a	n/a	n/a	Yes	n/a	n/a	n/a	n/a
Height								
To Eave/Parapet (max.)	—	—	—	—	—	—	—	—
Overall (max.)	35'	35'	35'	35'	35'	35'	35'	35'
Overall: AHBP Bonus	—	—	—	—	—	—	—	—
Impervious Cover								
Impervious Cover	25%	25%	varies	varies	40%	40%	45%	45%
Building Cover	20%	20%	varies	varies	35%	35%	40%	40%
Accessory Dwelling Units								
ADU Allowance	—	lots at least an Acre	—	lots at least an Acre	—	lots at least 15,000 SQFT	—	lots at least 15,000 SQFT
ADU Max Size (lot 3,500 - 4,999 SQFT)	—	—	—	—	—	—	—	0.15
ADU Max Size (lot 5,000 - 6,999 SQFT)	—	—	—	—	—	—	—	—
ADU Max Size (lot 7,000 SQFT or greater)	—	—	—	—	—	—	—	—
Accessory Building Height	—	35'	—	35'	—	35'	—	35'
Parking								
Minimum per Unit (No Parking Required for ADU)		1		1		1		1

# Residential House Scale

Zone Name	Title 25 Single Family Residence - Standard Lot	Title 23 Residential 1C	Title 25 Single Family Residence - Standard Lot	Title 23 Residential 2A	Title 25 Family Residence/ Single Family Residence - Condominium Site	Title 23 Residential 2B	Title 25 Family Residence/ Single Family Residence - Condominium Site	Title 23 Residential 2C
Zone Abbreviation	SF-2	R1C	SF-2	R2A	SF-3	R2B	SF-3	R2C
Typical Uses/Building Types	Residential home	Residential	Residential home	Residential - House, Duplex, ADU	Residential-Home, Duplex, ADU	Residential - House, Duplex, ADU	Residential-Home, Duplex, ADU	Residential - House, Duplex, ADU
Affordable Housing Bonus Program (AHBP)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Additional Setbacks	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Height Stepbacks	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Duplex Allowance	n/a	n/a	n/a	Corner lot only	n/a	Allowed	n/a	Allowed
Townhouse	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ADU Allowance	n/a	w/ Affordability Bonus	n/a	Allowed	Allowed	Allowed	Allowed	Allowed
Lot Size								
Lot Width (min.)	50'	45'	50'	varies	50'	varies	50'	45'
Lot Area (min.)	5,750 SQFT	5,000 SQFT	5,750 SQFT (0.13 acre)	5,000 SQ FT	5,750 SQFT (0.13 acre)	5,000 SQ FT	5,750 SQFT (0.13 acre)	5,000 SQ FT
Intensity								
Principal Dwelling units/building (max.)	1	1	1	2	—	2	—	2
Dwelling units/building: AHBP Bonus	—	—	—	—	—	—	—	—
FAR Primary Building	—	0.4 (or 2300 SQFT)	—	0.4	—	0.4	—	0.4
FAR Primary Building: AHBP Bonus	—	—	—	—	—	—	—	—
Building Placement and Form								
Front Setback	25'	25'	25'	25'	25'	25'	25'	25'
Side Street Setback	15'	15'	15'	15'	15'	15'	15'	15'
Side Setback	5'	5'	5'	5'	5'	5'	5'	5'
Rear Setback	10'	10'	10'	10'	10'	10'	10'	10'
Other Building Form Standards								
Overall Building Width (max.)	—	—	—	—	—	—	—	—
Building Articulation Standards	n/a	Yes	n/a	Yes	n/a	n/a	n/a	Yes
Height								
To Eave/Parapet (max.)	—	22'	—	22'	—	—	—	22'
Overall (max.)	35'	32'	35'	32'	35'	35'	35'	32'
Overall: AHBP Bonus	—	—	—	—	—	—	—	—
Impervious Cover								
Impervious Cover	45%	45%	45%	45%	45%	45%	45%	45%
Building Cover	40%	40%	40%	40%	40%	40%	40%	40%
ADU Allowance	—	lots 15,000 SQFT or greater	—	Allowed	—	Allowed	—	Allowed
ADU Max Size (lot 3,500 - 4,999 SQFT)	—	—	—	—	—	—	—	—
ADU Max Size (lot 5,000 - 6,999 SQFT)	—	—	—	975 SQFT	—	975 SQFT	—	975 SQFT
ADU Max Size (lot 7,000 SQFT or greater)	—	—	—	1,100 SQFT	—	1,100 SQFT	—	1,100 SQFT
Accessory Building Height	—	32'	—	32'	—	35'	—	32'
Parking								
Per Unit		1		1		1		1

# Residential House Scale



Zone Name	Title 25 Single Family Residence Condominium Site	Title 23 Residential 2D	Title 23 Residential 2E	Title 25 Single Family Residence Condominium Site	Title 23 Residential 3A	Title 23 Residential 3B	Title 23 Residential 3C	Title 23 Residential 3D
Zone Abbreviation	SF-4A / SF-4B	R2D	R2E	SF-3 / SF-4A / SF-4B	R3A	R3B	R3C	R3D
Typical Uses/Building Types	Residential home	Residential - House, Duplex, ADU	Residential - House, Duplex, ADU	Residential-Home, Duplex, ADU	Residential - House, Duplex, ADU	Residential - House, Duplex, ADU	Residential - House, Duplex, ADU, Cottage corner/court	Residential - House, Duplex, ADU, Cottage corner/court
Affordable Housing Bonus Program (AHBP)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Additional Setbacks	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Height Stepbacks	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Duplex Allowance	n/a	lots 5,000 SQFT	lots 5,000 SQFT	n/a	Allowed	Allowed	Allowed	Allowed
Townhouse	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ADU Allowance	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed
Lot Size								
Lot Width (min.)	40'	35'/ 45'	35'/ 45'	50' / 40'	60'	45'	varies	varies
Lot Area (min.)	1 acre	3,500 SQFT	3,500 SQFT	5,750 SQFT (0.13 acre)/ 1 acre	6,500 SQFT	5,000 SQFT	5,000 SQFT	5,000 SQFT
Intensity								
Principal Dwelling units/building (max.)	—	2	2	—	3	3	3	3
Dwelling units/building: AHBP Bonus	—	—	—	—	—	—	—	—
FAR Primary Building	—	—	0.4	—	0.4	—	0.4: 0.6	0.4: 0.6
FAR Primary Building: AHBP Bonus	—	—	—	—	—	—	—	—
Building Placement and Form								
Front Setback	25'	15'	15'	25'	25'	25'	25'	15'
Side Street Setback	15'	10'	10'	15'	15'	15'	15'	15'
Side Setback	5' / N/A	3.5'	3.5'	5' / 5' / N/A	5'	5'	5'	5'
Rear Setback	15'	5'	5'	10' / 15'	10'	10'	10'	10'
Other Building Form Standards								
Overall Building Width (max.)	—	—	—	—	—	—	—	—
Building Articulation Standards	n/a	n/a	Yes	n/a	Yes	n/a	Yes	Yes
Height								
To Eave/Parapet (max.)	—	—	22'	—	22'	—	22'	22'
Overall (max.)	35'	35'	32'	35'	32'	35'	32'	32'
Overall: AHBP Bonus	—	—	—	—	—	—	—	—
Impervious Cover								
Impervious Cover	65% / 60%	65%	65%	45% / 65% / 60%	45%	45%	45%	45%
Building Cover	55% / 40%	55%	55%	40% / 55% / 40%	40%	40%	40%	40%
ADU Allowance	—	Allowed	Allowed	—	Allowed	Allowed	Allowed	Allowed
ADU Max Size (lot 3,500 - 4,999 SQFT)	—	—	—	—	—	—	—	750 SQFT
ADU Max Size (lot 5,000 - 6,999 SQFT)	—	975 SQFT	975 SQFT	—	975 SQFT	975 SQFT	975 SQFT	975 SQFT
ADU Max Size (lot 7,000 SQFT or greater)	—	1,100 SQFT	1,100 SQFT	—	1,100 SQFT	1,100 SQFT	1,100 SQFT	1,100 SQFT
Accessory Building Height	—	35'	32'	—	32'	35'	32'	32'
Parking								
Per Unit		1	1		1	1	1	1

# Residential House Scale

Zone Name

Title 25 Single Family Residence Condominium Site	Title 23 Residential 4A	Title 23 Residential 4B	Title 23 Residential 4C
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Zone Abbreviation

SF-5	R4A	R4B	R4C
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Typical Uses/Building Types

Residential home	Residential - House, Duplex, ADU, Multiplex, Cottage Corner/Court, Townhouse	Residential - House, Duplex, ADU, Multiplex, Cottage Corner/Court, Townhouse	Residential - House, Duplex, ADU, Multiplex, Cottage Corner/Court, Townhouse
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Affordable Housing Bonus Program (AHBP)  
Additional Setbacks  
Height Stepbacks  
Duplex Allowance  
Townhouse Allowance  
ADU Allowance

n/a	Available	Available	Available
n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a
n/a	Allowed	Allowed	Allowed
n/a	Allowed	Allowed	Allowed
Allowed	Allowed	Allowed	Allowed

Lot Size

Lot Width (min.)  
Lot Area (min.)

50'	varies	varies	varies
5,750 SQFT (0.13 acre)	1,800 SQFT	1,800 SQFT	1,800 SQFT

Intensity

Principal Dwelling units/building (max.)  
Dwelling units/building: AHBP Bonus  
FAR Primary Building  
FAR Primary Building: AHBP Bonus

—	4	4	4
—	(+2)	(+2)	(+2)
—	0.4: 0.6	0.4: 0.6	0.4: 0.6
—	(+) 0.2	(+) 0.2	(+) 0.2

Building Placement and Form

Front Setback  
Side Street Setback  
Side Setback  
Rear Setback

25'	25'	15'	15'
15'	15'	15'	15'
5'	5'	5'	5'
10'	10'	10'	10'

Other Building Form Standards

Overall Building Width (max.)  
Building Articulation Standards

—	60'	60'	80'
n/a	Yes	Yes	Yes

Height

To Eave/Parapet (max.)  
Overall (max.)  
Overall: AHBP Bonus

—	22'	22'	22'
35'	32'	32'	32'
—	—	—	—

Impervious Cover

Impervious Cover  
Building Cover

55%	45%	45%	45%
40%	40%	40%	40%

ADU Allowance

ADU Max Size (lot 3,500 - 4,999 SQFT)  
ADU Max Size (lot 5,000 - 6,999 SQFT)  
ADU Max Size (lot 7,000 SQFT or greater)  
Accessory Building Height

—	Allowed	Allowed	Allowed
—	750 SQFT	750 SQFT	750 SQFT
—	975 SQFT	975 SQFT	975 SQFT
—	1,100 SQFT	1,100 SQFT	1,100 SQFT
—	32'	32'	32'

Parking

Per Unit

1	1	1	1
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# Residential Multi-Unit Zones



Zone Name	Title 25 Townhome & Condominium	Title 23 Residential Multi-Unit 1A	Title 25 Urban Family Residence/ Townhome & Condominium	Title 23 Residential Multi-Unit 1B	Title 25 Multi-family Residence - Limited / Low Density	Title 23 Residential Multi-Unit 2A	Title 25 Multi-family Residence - Limited Density	Title 23 Residential Multi-Unit 2B
Zone Abbreviation	SF-6	RM1A	SF-5/ SF-6	RM1B	MF-1/ MF-2	RM2A	MF-1	RM2B
Typical Uses/Building Types	Single Family, Duplex, Two Family, Townhome & Condominium Residence	Single Family, Duplex, Live/ Work, Multi-Family, & Townhouse	Single Family, Duplex, Two Family, Townhome & Condominium Residence	Single Family, Duplex, Live/ Work, Multi-Family, & Townhouse	Multi-family	Live/ Work, Multi-Family, Townhouse	Multi-family	Live/ Work, Multi-Family, Townhouse
Affordable Housing Bonus Program (AHBP)	n/a	Available	n/a	Available	n/a	Available	n/a	Available
Lot Size								
Lot Width (min.)	50'	varies	50'	varies	50'	varies	50'	varies
Lot Area (min.)	5,750 SQFT (0.13 acre)	2,400 SQFT	5,750 SQFT (0.13 acre)	varies	8,000 SQFT	varies	8,000 SQFT	varies
Intensity								
Principal Dwelling units/acre (max)	—	12 - 18	—	18 - 24	—	18 - 24	—	24 - 36
Dwelling units/acre: AHBP Bonus	—	(+) 0 - 18	—	(+) 0 - 28	—	(+) 0 - 28	—	(+) 0 - 36
FAR Primary Building	—	—	—	0.8	—	—	—	0.8
FAR Primary Building: AHBP Bonus	—	—	—	(+) 1.2	—	—	—	(+) 1.2
Building Placement and Form								
Front Setback	25'	25'	25'	10'	25'	25'	25'	10'
Side Street Setback	15'	15'	15'	5'	15'	15'	15'	5'
Side Setback	5'	5'	5'	5'	5'	5'	5'	5'
Rear Setback	10'	10'	10'	10'	10'	10'	10'	10'
When Adjacent to Residential House-Scale Zone								
Front Stepback	—	25'	—	10'	—	25'	—	10'
Side Street Stepback	—	15'	—	5'	—	15'	—	5'
Side Stepback	—	15' / 20'	—	15' / 20'	—	15' / 20'	—	15' / 20'
Rear Stepback	—	30'	—	30'	—	30'	—	30'
Other Building Form Standards								
Overall Building Width (max.)	—	—	—	100'	—	—	—	100'
Building Articulation Standards	n/a	n/a	n/a	Yes	n/a	n/a	n/a	Yes
Height								
To Eave/Parapet (max.)	—	—	—	35'	—	—	—	—
Overall (max.)	35'	35'	35'	45'	40' / 40' or 3 stories	40'	40'	40'
Overall: AHBP Bonus	—	—	—	—	—	—	—	(+) 15'
When Adjacent to Residential House-Scale Zone								
≤ 25'	—	—	—	—	—	18'	—	18'
25'– ≤ 50'	—	—	—	—	—	35'	—	35'
50'– ≤ 100'	—	—	—	—	—	set by zone standards	—	45'
> 100'	—	—	—	—	—	—	—	Set by zone standards
Impervious Cover								
Impervious Cover	55%	45%/ 55%	55%	60%	55% / 60%	60%	55%	60%
Building Cover	40%	40%	40%	50%	45% / 50%	50%	45%	50%
Accessory Dwelling Units								
ADU Allowance	—	Allowed	—	Allowed	—	Allowed	—	Allowed
ADU Max Size (lot 3,500 - 4,999 SQFT)	—	750 SQFT	—	750 SQFT	—	750 SQFT	—	750 SQFT
ADU Max Size (lot 5,000 - 6,999 SQFT)	—	975 SQFT	—	975 SQFT	—	975 SQFT	—	975 SQFT
ADU Max Size (lot 7,000 SQFT or greater)	—	1,100 SQFT	—	1,100 SQFT	—	1,100 SQFT	—	1,100 SQFT
ADU Height	—	35'	—	45'	—	30'	—	28'

# Residential Multi-Unit Zones



Zone Name	Title 25 Multi-family Residence - Medium / High Density	Title 23 Residential Multi-Unit 3A	Title 25 Multi-family Residence - Medium / High Density	Title 23 Residential Multi-Unit 4A	Title 25 Multi-family Residence -High / Highest Density	Title 23 Residential Multi-Unit 5A	Title 25 Mobile Home Residence	Title 23 Manufactured Home
Zone Abbreviation	MF-3/ MF-4	RM3A	MF-3 / MF-4	RM4A	MF-5 / MF-6	RM5A	MH	MH
Typical Uses/Building Types	Multi-family	Live/ Work, Multi-Family, Townhouse	Multi-family	Live/ Work, Multi-Family, Townhouse	Multi-family	Live/ Work, Multi-Family, Townhouse	Mobile Home Residence & Mobile Home Subdivision Use	Residential - manufactured homes
Affordable Housing Bonus Program (AHBP)	n/a	Available	n/a	Available	n/a	Available	n/a	n/a
Lot Size								
Lot Width (min.)	50'	varies	50'	varies	50'	varies		varies
Lot Area (min.)	8,000 SQFT	varies	8,000 SQFT	varies	8,000 SQFT	varies	5,750 SQFT	4,500 SQFT
Intensity								
Principal Dwelling units/acre (max)	—	24 - 36	—	24 - 48	—	24 - 54	—	—
Dwelling units/acre: AHBP Bonus	—	(+) 0 - 40	—	(+) 0 - 26	—	(+) 0 - 96	—	—
FAR Primary Building	.75:1	0.8	.75:1	—	1:1 / —	—	—	—
FAR Primary Building: AHBP Bonus	—	(+) 1.2	—	—	—	—	—	—
Building Placement and Form								
Front Setback	25'	15'	25'	5'	15'	15'	—	25'
Side Street Setback	15'	15'	15'	5'	15'	15'	—	25'
Side Setback	5'	5'	5'	0'	5'	5'	—	15'
Rear Setback	10'	10'	10'	5'	10'	10'	—	10'
When Adjacent to Residential House-Scale Zone								
Front Setback	—	15'	—	5'	—	15'	—	15'
Side Street Setback	—	15'	—	5'	—	15'	—	15'
Side Setback	—	10' / 20'	—	15' / 20'	—	20'	—	50'
Rear Setback	—	30'	—	30'	—	50'	—	50'
Other Building Form Standards								
Overall Building Width (max.)	—	—	—	—	—	—	—	—
Building Articulation Standards	n/a	n/a	n/a	Yes	n/a	Yes	n/a	n/a
Height								
To Eave/Parapet (max.)	—	—	—	—	—	—	—	—
Overall (max.)	40' / 60'	60'	40' / 60'	60'	60' / 90'	90'	35'	35'
Overall: AHBP Bonus	—	—	—	(+) 20'	—	—	—	—
≤ 25'	—	18'	—	18'	—	—	—	—
25'– ≤ 50'	—	35'	—	35'	—	35'	—	—
50'– ≤ 100'	—	45'	—	45'	—	45'	—	—
> 100'	—	Set by zone standards	—	set by zone standards	—	set by zone standards	—	—
Impervious Cover								
Impervious Cover	65% / 70%	70%	65% / 70%	90%	70% / 80%	80%	—	none
Building Cover	55% / 60%	60%	55% / 60%	80%	60% / 70%	70%	—	none
ADU Allowance								
ADU Allowance	—	Allowed	—	Allowed	—	Allowed	—	—
ADU Max Size (lot 3,500 - 4,999 SQFT)	—	750 SQFT	—	750 SQFT	—	750 SQFT	—	—
ADU Max Size (lot 5,000 - 6,999 SQFT)	—	975 SQFT	—	975 SQFT	—	975 SQFT	—	—
ADU Max Size (lot 7,000 SQFT or greater)	—	1,100 SQFT	—	1,100 SQFT	—	1,100 SQFT	—	—
ADU Height	—	60'	—	22'	—	30'	—	—

# Mixed Use Zones



Zone Name	Title 25 Limited Office	Title 25 Mixed-Use 1A	Title 25 General Commercial Service	Title 25 Mixed-Use 1B	Title 25 Limited Office	Title 25 Mixed-Use 1C
Zone Abbreviation	LO	MU1A	CS	MU1B	LO	MU1C
Typical Uses	Office	residential, office and limited commercial uses in detached house scale buildings	Commercial & Industrial Activities	residential, office, and a broad array of commercial uses in detached house scale buildings	Office	residential, office, and limited commercial uses in detached house scale buildings
Affordable Housing Bonus Program (AHBP)	n/a	Available	n/a	Available	n/a	Available
Lot Size						
Lot Width (min.)	50'	varies	50'	varies	50'	varies
Lot Area (min.)	5,750 SQFT	varies	5,750 SQFT	varies	5,750 SQFT	varies
Intensity						
Principal Dwelling units/acre (max.)	—	24	—	24	—	24
Dwelling units/acre: AHBP Bonus	—	(+) 12	—	(+) 12	—	(+) 12
FAR Primary Building	0.7:1	0.4 for residential; 1 for commercial	2:1	0.4 for residential; 1 for commercial	0.7:1	0.8 for multifamily; 1 for commercial
FAR Primary Building: AHBP Bonus	—	(+) 0.6	—	(+) 0.6	—	(+) 0.8
Building Placement and Form						
Front Setback	25'	25'	10'	25'	25'	25'
Side Street Setback	15'	15'	10'	15'	15'	15'
Side Setback	5'	5'	—	5'	5'	5'
Rear Setback	5'	5'	—	5'	5'	5'
When Adjacent to Residential House-Scale Zone						
Front Setback	—	25'	—	25'	—	25'
Side Street Setback	—	15'	—	15'	—	15'
Side Setback	—	15' / 20'	—	15' / 20'	—	15' / 20'
Rear Setback	—	30'	—	30'	—	30'
Other Building Form Standards						
Overall Building Width (max.)	—	60'	—	60'	—	80'
Building Articulation Standards	n/a	Yes	n/a	Yes	n/a	Yes
Height						
To Eave/Parapet (max.)	—	22'	—	22'	—	35'
Overall (max.)	40' or 3 stories	32'	60'	32'	40' or 3 stories	45'
Overall: AHBP Bonus	—	—	—	—	—	—
Height Stepbacks						
≤25' of Triggering Property	—	—	—	—	—	—
25'-50' of Triggering Property	—	—	—	—	—	—
50'-100' of Triggering Property	—	—	—	—	—	—
>100' of Triggering Property	—	—	—	—	—	—
Impervious Cover						
Impervious Cover	70%	70%	95%	70%	70%	70%
Building Cover	50%	50%	95%	50%	50%	50%
Accessory Dwelling Units						
ADU Allowance	—	Allowed	—	Allowed	—	Allowed
ADU Max Size (lot 3,500 - 4,999 SQFT)	—	750 SQFT	—	750 SQFT	—	750 SQFT
ADU Max Size (lot 5,000 - 6,999 SQFT)	—	975 SQFT	—	975 SQFT	—	975 SQFT
ADU Max Size (lot 7,000 SQFT or greater)	—	1,100 SQFT	—	1,100 SQFT	—	1,100 SQFT
Accessory Building Height	—	32'	—	32'	—	45'

# Mixed Use Zones



Zone Name	Title 25 General Commercial Service	Title 25 Mixed-Use 1D	Title 25 Neighborhood Office	Title 25 Limited Office	Title 25 Neighborhood Commercial	Title 25 Mixed-Use 2A
Zone Abbreviation	CS	MU1D	NO	LO	LR	MU2A
Typical Uses	Commercial & Industrial Activities	residential, office, and a broad array of commercial uses in detached house scale buildings	Small Office Use	Office	Neighborhood Shopping facilities that provide limited business services	residential, low-intensity office, service, and retail uses
Affordable Housing Bonus Program (AHBP)	n/a	Available	n/a	n/a	n/a	Available
Lot Size						
Lot Width (min.)	50'	varies	50'	50'	50'	varies
Lot Area (min.)	5,750 SQFT	varies	5,750 SQFT	5,750 SQFT	5,750 SQFT	varies
Intensity						
Principal Dwelling units/acre (max.)	—	24	—	—	—	18
Dwelling units/building: AHBP Bonus	—	(+) 12	—	—	—	(+) 18
FAR Primary Building	2:1	0.8 for multifamily; 1 for commercial	0.35:1	0.7:1	0.5:1	0.4 for multifamily; 0.7 for commercial
FAR Primary Building: AHBP Bonus	—	(+) 0.8	—	—	—	(+) 0.8
Building Placement and Form						
Front Setback	10'	25'	25'	25'	25'	15'
Side Street Setback	10'	15'	15'	15'	15'	15'
Side Setback	—	5'	5'	5'	—	5'
Rear Setback	—	5'	5'	5'	—	5'
When Adjacent to Residential House-Scale Zone						
Front Setback	—	25'	—	—	—	15'
Side Street Setback	—	15'	—	—	—	15'
Side Setback	—	15' / 20'	—	—	—	15' / 20'
Rear Setback	—	30'	—	—	—	30'
Other Building Form Standards						
Overall Building Width (max.)	—	80'	—	—	—	—
Building Articulation Standards	n/a	Yes	n/a	n/a	n/a	n/a
Height						
To Eave/Parapet (max.)	—	35'	—	—	—	—
Overall (max.)	60'	45'	35' or 2 stories	40' or 3 stories	40' or 3 stories	45'
Overall: AHBP Bonus	—	—	—	—	—	—
Height Stepbacks						
≤25' of Triggering Property	—	—	—	—	—	18'
25'-50' of Triggering Property	—	—	—	—	—	35'
50'-100' of Triggering Property	—	—	—	—	—	Set by zone standards
>100' of Triggering Property	—	—	—	—	—	—
Impervious Cover						
Impervious Cover	95%	80%	60%	70%	80%	70%
Building Cover	95%	60%	35%	50%	50%	50%
Accessory Dwelling Units						
ADU Allowance	—	Allowed	—	—	—	—
ADU Max Size (lot 3,500 - 4,999 SQFT)	—	750 SQFT	—	—	—	—
ADU Max Size (lot 5,000 - 6,999 SQFT)	—	975 SQFT	—	—	—	—
ADU Max Size (lot 7,000 SQFT or greater)	—	1,100 SQFT	—	—	—	—
Accessory Building Height	—	45'	—	—	—	—



# Mixed Use Zones

## Zone Name

## Zone Abbreviation

### Zone Intent

Typical Uses

Affordable Housing Bonus Program (AHBP)

### Lot Size

Lot Width (min.)

Lot Area (min.)

### Intensity

Principal Dwelling units/acre (max.)

Dwelling units/acre: AHBP Bonus

FAR Primary Building

FAR Primary Building: AHBP Bonus

### Building Placement and Form

Front Setback

Side Street Setback

Side Setback

Rear Setback

### When Adjacent to Residential House-Scale Zone

Front Setback

Side Street Setback

Side Setback

Rear Setback

### Other Building Form Standards

Overall Building Width (max.)

Building Articulation Standards

### Height

To Eave/Parapet (max.)

Overall (max.)

Overall: AHBP Bonus

### Height Stepbacks

≤25' of Triggering Property

25'-50' of Triggering Property

50'-100' of Triggering Property

>100' of Triggering Property

### Impervious Cover

Impervious Cover

Building Cover

Title 25	Title 23
General Office	Mixed-Use 2B
GO	MU2B
Offices and selected Commercial activities such as medical or professional uses.	residential and medium-intensity office, service, and retail uses
n/a	Available
50'	varies
5,750 SQFT	varies
—	36
—	(+) 18
1:1	0.4; 1 for commercial
—	(+) 1.0
15'	15'
15'	15'
5'	5'
5'	5'
—	15'
—	15'
—	15' / 20'
—	30'
—	—
n/a	n/a
—	—
60'	60'
—	—
—	18'
—	35'
—	45'
—	Set by zone standards
80%	80%
60%	60%

Title 25	Title 23	Title 23
Community Commercial / Mixed Use	Mixed-Use 3A	Mixed-Use 3B
GR / GR-MU	MU3A	MU3B
Office and other commercial uses that are accessible from major roadways	residential and medium-intensity office, service, and retail uses	residential and medium-intensity office, service, and retail uses
n/a	Available	Available
50'	varies	varies
5,750 SQFT	varies	varies
—	36	36
—	(+) 18	(+) 18
1:1	0.4; 1 for commercial	0.4; 1 for commercial
—	(+) 2.0	(+) 2.0
10'	10'	10'
10'	10'	10'
—	5'	5'
—	5'	5'
—	10'	10'
—	10'	10'
—	15' / 20'	15' / 20'
—	30'	30'
—	—	—
n/a	n/a	n/a
—	—	—
60'	60'	60'
—	—	—
—	18'	18'
—	35'	35'
—	45'	45'
—	Set by zone standards	Set by zone standards
90%	90%	90%
75%	75%	75%

Title 25	Title 23
General Commercial	Mixed-Use 4A
CS	MU4A
Commercial & Industrial Activities	residential and medium-to-high intensity multi-unit residential, office, service, retail, and entertainment uses
n/a	Available
50'	varies
5,750 SQFT	varies
—	36
—	(+) 36
2:1	0.4; 2 for commercial
—	(+) 3.0
10'	10'
10'	10'
—	5'
—	5'
—	10'
—	10'
—	15' / 20'
—	30'
—	—
n/a	n/a
—	—
60'	60'
—	(+) 15'
—	18'
—	35'
—	45'
—	Set by zone standards
95%	95%
95%	90%

# Mixed Use Zones

Zone Name	Title 25 General Commercial Service / Liquor Sales CS/ CS-1	Title 23 Mixed-Use 4B MU4B	Title 25 Commercial Highway CH	Title 23 Mixed-Use 5A MU5A
<b>Zone Abbreviation</b>				
<b>Zone Intent</b>				
Typical Uses	Commercial & Industrial Activities	residential and medium-intensity service and commercial industrial uses	Major mixed-use developments of a service nature	residential, medium-to-high intensity multi-unit residential, office, service, and retail uses on large lots
Affordable Housing Bonus Program (AHBP)	n/a	Available	n/a	n/a
<b>Lot Size</b>				
Lot Width (min.)	50'	varies	100'	100'
Lot Area (min.)	5,750 SQFT	varies	20,000 SQFT	10,000 SQFT
<b>Intensity</b>				
Principal Dwelling units/acre (max.)	—	36	—	54
Dwelling units/acres: AHBP Bonus	—	(+) 36	—	(+) 18
FAR Primary Building	2:1	0.4; 2 for commercial	3:1	0.6; 3 for commercial
FAR Primary Building: AHBP Bonus	—	(+) 3.0	—	(+) 2.0
<b>Building Placement and Form</b>				
Front Setback	10'	10'	50'	30'
Side Street Setback	10'	10'	50'	30'
Side Setback	—	5'	25'	15'
Rear Setback	—	5'	25'	15'
<b>When Adjacent to Residential House-Scale Zone</b>				
Front Setback	—	15'	—	30'
Side Street Setback	—	15'	—	30'
Side Setback	—	10' / 20'	—	15' / 20'
Rear Setback	—	30'	—	30'
<b>Other Building Form Standards</b>				
Overall Building Width (max.)	—	—	—	—
Building Articulation Standards	n/a	n/a	n/a	n/a
<b>Height</b>				
To Eave/Parapet (max.)	—	—	—	—
Overall (max.)	60'	60'	—	80'
Overall: AHBP Bonus	—	(+) 15'	—	—
<b>Height Stepbacks</b>				
≤25' of Triggering Property	—	18'	—	18'
25'-50' of Triggering Property	—	35'	—	35'
50'-100' of Triggering Property	—	45'	—	45'
>100' of Triggering Property	—	Set by zone standards	—	Set by zone standards
<b>Impervious Cover</b>				
Impervious Cover	95%	95%	85%	75%
Building Cover	95%	95%	85%	70%

# Main Street Zones



Zone Name	Title 25 Limited Office	Title 23 Main Street 1A	Title 25 General Commercial Service	Title 23 Main Street 1B	Title 25 Limited Office	Title 23 Main Street 2A
Zone Abbreviation	LO	MS1A	CS	MS1B	LO	MS2A
Typical Uses	Office	multi-unit residential, office, service, and limited retail uses in attached block-scale buildings	Commercial & Industrial Activities	multi-unit residential, office, service, and a broad array of retail uses in attached block-scale buildings	Office	multi-unit residential, office, service, and limited retail uses in attached block-scale buildings
Affordable Housing Bonus Program (AHBP)	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lot Size</b>						
Lot Width (min.)	50'	18'	50'	18'	50'	18'
Lot Area (min.)	5,750 SQFT	1,800 SQFT	5,750 SQFT	1,800 SQFT	5,750 SQFT	1,800 SQFT
<b>Intensity</b>						
Principal Dwelling units/ acre (max.)	—	24	—	varies	—	varies
Dwelling units/ acre: AHBP Bonus	—	—	—	—	—	—
FAR Primary Building	0.7:1	—	2:1	—	0.7:1	—
FAR Primary Building: AHBP Bonus	—	—	—	—	—	—
<b>Building Placement and Form</b>						
Front Setback	25'	5' min.; 10' max.	10'	5' min.; 10' max.	25'	5' min.; 10' max.
Side Street Setback	15'	5' min.; 10' max.	10'	5' min.; 10' max.	15'	5' min.; 10' max.
Side Setback	5'	0'	—	0'	5'	0'
Rear Setback	5'	5'	—	5'	5'	5'
<b>When Adjacent to Residential House-Scale Zone</b>						
Front Setback	—	10'	—	10'	—	10'
Side Street Setback	—	10'	—	10'	—	10'
Side Setback	—	15' / 20'	—	15' / 20'	—	15' / 20'
Rear Setback	—	30'	—	30'	—	30'
<b>Other Building Form Standards</b>						
Overall Building Width (max.)	—	125'	—	125'	—	—
Building Articulation Standards	n/a	Yes	n/a	Yes	n/a	Yes
<b>Height</b>						
To Eave/Parapet (max.)	—	—	—	—	—	—
Overall (max.)	40' or 3 stories	35'	60'	35'	40' or 3 stories	45'
Overall: AHBP Bonus	—	—	—	—	—	—
<b>Height Stepbacks</b>						
≤25' of Triggering Property	—	—	—	—	—	18'
25'-50' of Triggering Property	—	—	—	—	—	35'
50'- 100' of Triggering Property	—	—	—	—	—	Set by zone standards
>100' of Triggering Property	—	—	—	—	—	—
<b>Other Standards</b>						
Ground Floor Finish Level	—	18"	—	18"	—	18"
Ground Floor Floor-to-Ceiling Height (min.)	—	14'	—	14'	—	14'
<b>Impervious Cover</b>						
Impervious Cover	80%	80%	95%	80%	70%	80%
Building Cover	50%	70%	95%	70%	50%	70%

# Main Street Zones



Zone Name	Title 25 General Commercial Service	Title 23 Main Street 2B	Title 23 Main Street 2C	Title 25 Commercial Services - Vertical Mixed Use	Title 23 Main Street 3A	Title 23 Main Street 3B
Zone Abbreviation	CS	MS2B	MS2C	CS- V	MS3A	MS3B
Typical Uses	Commercial & Industrial Activities	multi-unit residential, office, service, and a broad array of retail uses in attached block-scale buildings	multi-unit residential, office, service, and a broad array of retail uses in attached block-scale buildings	Combination of office, retail, commercial, and residential within a vertical mixed-use building	multi-unit residential, office, service, and a broad array of retail uses in attached block-scale buildings	multi-unit residential, office, service, and a broad array of retail uses in attached block-scale buildings
Affordable Housing Bonus Program (AHBP)	n/a	n/a	n/a	n/a	Available	Available
<b>Lot Size</b>						
Lot Width (min.)	50'	18'	18'	50'	18'	18'
Lot Area (min.)	5,750 SQFT	1,800 SQFT	1,800 SQFT	5,750 SQFT	4,000 SQFT	4,000 SQFT
<b>Intensity</b>						
Principal Dwelling units/ acre (max.)	—	varies	varies	—	varies	varies
Dwelling units/ acre: AHBP Bonus	—	—	—	—	—	—
FAR Primary Building	2:1	—	—	2:1	—	—
FAR Primary Building: AHBP Bonus	—	—	—	—	—	—
<b>Building Placement and Form</b>						
Front Setback	10'	5' min.; 10' max.	5' min.; 10' max.	10'	5' min.; 10' max.	5' min.; 10' max.
Side Street Setback	10'	5' min.; 10' max.	5' min.; 10' max.	10'	5' min.; 10' max.	5' min.; 10' max.
Side Setback	—	0'	0'	—	0'	0'
Rear Setback	—	5'	5'	—	0'	0'
<b>When Adjacent to Residential House-Scale Zone</b>						
Front Setback	—	10'	10'	—	5'	5'
Side Street Setback	—	10'	10'	—	5'	5'
Side Setback	—	15' / 20'	15' / 20'	—	15' / 20'	15' / 20'
Rear Setback	—	30'	30'	—	30'	30'
<b>Other Building Form Standards</b>						
Overall Building Width (max.)	—	—	—	—	620'	620'
Building Articulation Standards	n/a	Yes	Yes	n/a	Yes	Yes
<b>Height</b>						
To Eave/Parapet (max.)	—	—	—	—	—	—
Overall (max.)	60'	45'	45'	60'	60'	60'
Overall: AHBP Bonus	—	—	—	—	(+) 25'	(+) 25'
<b>Height Stepbacks</b>						
≤25' of Triggering Property	—	18'	18'	—	18'	18'
25'-50' of Triggering Property	—	35'	35'	—	35'	35'
50'-100' of Triggering Property	—	Set by zone standards	Set by zone standards	—	45'	45'
>100' of Triggering Property	—	—	—	—	Set by zone standards	Set by zone standards
<b>Other Standards</b>						
Ground Floor Finish Level	—	18"	18"	—	18"	18"
Ground Floor Floor-to-Ceiling Height (min.)	—	14'	14'	—	14'	14'
<b>Impervious Cover</b>						
Impervious Cover	95%	80%	80%	95%	95%	95%
Building Cover	95%	70%	70%	95%	90%	90%

# Regional Center Zones



	Title 25	Title 23	Title 23 (No Comparable)	Title 23	Title 23
<b>Zone Name</b>	Downtown Mixed Use	Commercial Center	Urban Center	Central Business District	Downtown Core
<b>Zone Abbreviation</b>	DMU	CC	UC	CBD	DC
<b>General Intent</b>		multi-unit residential, office, service, and a broad array of retail uses in attached mid-rise and high-rise block scale buildings in transition areas from Main street zones or Downtown	multi-unit residential, office, service, and a broad array of retail uses in attached mid-rise and high-rise block-scale buildings in a highly walkable, transit-rich activity center		multi-unit residential, office, service, and a broad array of retail uses in attached mid-rise and high-rise block scale buildings in Downtown Core
<b>Affordable Housing Bonus Program (AHBP)</b>	—	n/a	Available	—	n/a
<b>Sub-Zone(s)</b>					
<b>Zones</b>		CC-40' (CC40), CC-60' (CC60), CC-80' (CC80), CC-120' (CC120)	UC-80' (UC80), UC-120' (UC120), UC-180' (UC180), UC-Unlimited		none
<b>Lot Size</b>					
<b>Lot Width (min.)</b>	—	—	—	—	—
<b>Lot Area (min.)</b>	—	—	4,000 SQFT	—	—
<b>Tower Separation (min.)</b>	—	—	120'	—	—
<b>Intensity</b>					
<b>Dwelling units/ acre (max.)</b>	—	—	—	—	—
<b>Dwelling units/ acre: AHBP Bonus</b>	—	—	—	—	—
<b>FAR Primary Building</b>	5:1	1 : 5	—	8:1	8.0
<b>FAR Primary Building: AHBP Bonus</b>	—	(+) 1 : 3	—	—	(+) 4.0
<b>Building Placement and Form</b>					
<b>Front Setback</b>	—	5' min.; 10' max.	5' min.; 10' max.	—	10'
<b>Side Street Setback</b>	—	5' min.; 10' max.	5' min.; 10' max.	—	10'
<b>Side Setback</b>	—	0'	0'	—	n/a
<b>Rear Setback</b>	—	0'	0'	—	n/a
<b>Other Building Form Standards</b>					
<b>Overall Building Width (max.)</b>	—	—	620'	—	—
<b>Building Articulation Standards</b>	—	n/a	Yes	—	n/a
<b>Height</b>					
<b>Overall (Bonus)</b>	120'	CC40' (+25') CC60' (+25') CC80' (+70') CC120' (+80')	UC80' (+70) UC120' (+80) UC180' (+60') UC Unlimited - no limit (no bonus)	—	No limit
<b>Height Stepbacks</b>					
<b>≤25' of Triggering Property</b>	—	18'	18'	—	—
<b>25'-50' of Triggering Property</b>	—	35'	35'	—	—
<b>50'-100' of Triggering Property</b>	—	Lesser of 45' or Sub-zone maximum	45'	—	—
<b>&gt;100' of Triggering Property</b>	—	Set by sub-zone standards	Set by sub-zone standards	—	—
<b>Other Standards</b>					
<b>Ground Floor Finish Level</b>	—	—	18"	—	—
<b>Ground Floor Floor-to-Ceiling Height (min.)</b>	—	—	14'	—	—
<b>Impervious Cover</b>					
<b>Impervious Cover</b>	100%	95%	95%	100%	100%
<b>Building Cover</b>	100%	95%	90%	100%	100%

# Commercial Industrial Zones

Zone Name	Title 25 Commercial Recreation	Title 23 Commercial Recreation	Title 25 Warehouse Limited Office	Title 23 Commercial Warehouse	Title 25 Limited Industrial Service	Title 23 Industrial Flex
Zone Abbreviation	CR	CR	W/LO	CW	LI	IF
Typical Uses	Commercial or Recreation	Entertainment & Recreation	Office or warehouse use that does not require a visible location or generate substantial vehicular trips	Commercial, Light Industrial	Commercial service or Limited Manufacturing Use	Industrial, Commercial, Work/Live
Affordable Housing Bonus Program (AHBP)	—	n/a	—	n/a	—	n/a
<b>Lot Size</b>						
Lot Width (min.)	100'	—	100'	100'	50'	50'
Lot Area (min.)	20,000 SQFT	—	43,560 SQFT	10,000 SQFT	5,750 SQFT	5,000 SQFT
Intensity	—	—	—	—	—	—
Dwelling units/building (max.)	—	—	—	—	—	—
Dwelling units/building: AHBP Bonus	—	—	—	—	—	—
FAR Primary Building	0.25:1	0.25	0.25:1	0.5	1:1	2
FAR Primary Building: AHBP Bonus	—	—	—	—	—	—
FAR Accessory Building	—	—	—	—	—	—
Dwelling units/acre	—	—	—	36	—	24
Dwelling units/acre: AHBP Bonus	—	—	—	—	—	—
<b>Building Placement and Form</b>						
Front Setback	50'	50'	25'	25'	—	15'
Side Street Setback	50'	50'	25'	25'	—	10'
Side Setback	20'	20'	5'	5'	—	10'
Rear Setback	20'	20'	25'	25'	—	10'
<b>When Adjacent to Residential House-Scale Zone</b>						
Front Setback	—	50'	—	25'	—	15'
Side Street Setback	—	50'	—	25'	—	10'
Side Setback	—	20'	—	15' / 20'	—	15' / 50'
Rear Setback	—	30'	—	30'	—	50'
<b>Other Building Form Standards</b>						
Overall Building Width (max.)	—	—	—	—	—	—
Building Articulation Standards	—	n/a	—	n/a	—	n/a
<b>Height</b>						
To Eave/Parapet (max.)	—	—	—	—	—	—
Overall (max.)	40'	40'	25' or 1 story	25'	60'	60'
Overall: AHBP Bonus	—	—	—	—	—	—
<b>Height Stepbacks</b>						
≤25' of Triggering Property	—	18'	—	—	—	18'
25'-50' of Triggering Property	—	35'	—	—	—	35'
50'-100' of Triggering Property	—	Set by zone standards	—	—	—	45'
>100' of Triggering Property	—	Set by zone standards	—	—	—	Set by zone standards
<b>Impervious Cover</b>						
Impervious Cover	60%	60%	70%	70%	80%	80%
Building Cover	25%	25%	—	50%	75%	75%

# Commercial Industrial Zones



Zone Name	Title 25 Limited Industrial Service / Industrial Park	Title 23 Industrial General	Title 25 Major Industry	Title 23 Industrial Heavy	Title 25 Research & Development	Title 23 Research and Development
Zone Abbreviation	LI / IP	IG	MI	IH	R&D	R&D
Typical Uses	Commercial service or Limited Manufacturing Use / Limited Commercial Service, Research & Development, Administrative or Manufacturing Uses	Industrial, Commercial	Commercial Service, Research & Development, Administrative or Manufacturing Uses	Industrial	Research & Development	Industrial
Affordable Housing Bonus Program (AHBP)	—	n/a	—	n/a	—	n/a
<b>Lot Size</b>						
Lot Width (min.)	50' / 100'	50'	250'	100'	100'	50'
Lot Area (min.)	5,750 SQFT / 43,560 SQFT	1 acre	50 acres	25 acres	5 acres	5-25 acres
Intensity	—	—	—	—	—	—
Dwelling units/building (max.)	—	—	—	—	—	—
Dwelling units/building: AHBP Bonus	—	—	—	—	—	—
FAR Primary Building	1:1	1	1:1	1	0.25:1	1
FAR Primary Building: AHBP Bonus	—	—	—	—	—	—
FAR Accessory Building	—	—	—	—	—	—
Dwelling units/acre	—	n/a	—	n/a	—	n/a
Dwelling units/acre: AHBP Bonus	—	—	—	—	—	—
<b>Building Placement and Form</b>						
Front Setback	— / 25'	25'	—	15'	75'	25'
Side Street Setback	— / 25'	25'	—	15'	100'	10'
Side Setback	—	10'	—	10'	100'	10'
Rear Setback	—	10'	—	10'	50'	10'
<b>When Adjacent to Residential House-Scale Zone</b>						
Front Setback	—	25'	—	25'	—	25'
Side Street Setback	—	25'	—	25'	—	10'
Side Setback	—	15' / 50'	—	25' / 50'	—	15' / 25'
Rear Setback	—	50'	—	50'	—	30'
<b>Other Building Form Standards</b>						
Overall Building Width (max.)	—	—	—	—	—	—
Building Articulation Standards	—	n/a	—	n/a	—	n/a
<b>Height</b>						
To Eave/Parapet (max.)	—	—	—	—	—	—
Overall (max.)	60'	60'	120'	120'	45'	45'-90'
Overall: AHBP Bonus	—	—	—	—	—	—
<b>Height Stepbacks</b>						
≤25' of Triggering Property	—	18'	—	18'	—	—
25'-50' of Triggering Property	—	35'	—	35'	—	—
50'-100' of Triggering Property	—	45'	—	45'	—	—
>100' of Triggering Property	—	Set by zone standards	—	Set by zone standards	—	—
<b>Impervious Cover</b>						
Impervious Cover	80%	80%	80%	80%	50%	50%
Building Cover	75% / 50%	50%	75%	75%	40%	40%

# Other Zones



Zone Name	Agriculture	Aviation Services	Conservation Lands	Public	Park	Planned Unit Development
Zone Abbreviation	AG	AV	CL	P	PR	PUD
Affordable Housing Bonus Program (AHBP)	—	—	n/a	—	n/a	—
<b>Lot Size</b>						
Lot Width (min.)	—	—	—	—	—	—
Lot Area (min.)	varies	—	—	—	—	—
Intensity						
Dwelling units/building (max.)	—	—	—	—	—	—
Dwelling units/building: AHBP Bonus	—	—	—	—	—	—
FAR Primary Building	—	—	—	—	—	—
FAR Primary Building: AHBP Bonus	—	—	—	—	—	—
FAR Accessory Building	—	—	—	—	—	—
Dwelling units/acre	—	—	—	—	—	—
Dwelling units/acre: AHBP Bonus	—	—	—	—	—	—
<b>Building Placement and Form</b>						
Front Setback	100' (40' Conditional use)	—	—	—	—	—
Side Street Setback	100' (25' Conditional use)	—	—	—	—	—
Side Setback	100'(10' Conditional use)	—	—	—	—	—
Rear Setback	100'(20' Conditional use)	—	—	—	—	—
<b>Other Building Form Standards</b>						
Overall Building Width (max.)	—	—	—	—	—	—
Building Articulation Standards	n/a	n/a	n/a	n/a	n/a	n/a
<b>Height</b>						
To Eave/Parapet (max.)	—	—	—	—	—	—
Overall (max.)	60' (35' Conditional use)	—	—	—	—	—
Overall: AHBP Bonus	—	—	—	—	—	—
<b>Within 80' of Front Property Line</b>						
To Eave/Parapet (max.)	—	—	—	—	—	—
Overall (max.)	—	—	—	—	—	—
Overall: AHBP Bonus	—	—	—	—	—	—
<b>Beyond 80' of Front Property Line</b>						
To Eave/Parapet (max.)	—	—	—	—	—	—
Overall (max.)	—	—	—	—	—	—
Overall: AHBP Bonus	—	—	—	—	—	—
Accessory Building overall (max.)	—	—	—	—	—	—
Accessory Structure overall (max.)	—	—	—	—	—	—
<b>Impervious Cover</b>						
Impervious Cover	12,500sf or 25%, whichever is less	—	—	—	—	—
Building Cover	10,000sf or 20%. whichever is less	—	—	—	—	—