

Standard Lots 50x100 lot	Existing Code Current requirements for comparison	V.2 Proposal Adjust existing standards to lower height, increase setbacks and reduce bulk
Height	30' to midpoint	30' to midpoint of pitch roof (including the R2.5 zone) 25' to top of flat roof (including the R2.5 zone) Measured from low point around house (or average street grade for downslope lots) New standards for dormers above height limits
Setbacks	Front: 10' Sides: 5' Rear: 5' Garage: 18' from street	Front: "match adjacent" (25' min but reduced setback if no closer to street than adjacent home) Sides: 5' Rear: 5' Garage: 18'
Building coverage	<3000 s.f. = 50.0% 3K-5K = 1,500 sf +37.5% 5K-20K = 2,250 sf + 15.0% >20K = 4,500 sf + 7.5%	Add FAR limit (see table) Allow 800 s.f. bonus for detached accessory structure
Outdoor Area	12'x12' (250 s.f. min)	12'x12' (250 s.f. min) – including the R2.5 zone
Main Entrance	Face street or porch, and be within 8' of front of house	No change
Articulation	No requirements	2' eave projection allowed 1.5' bay projections allowed
Garage	Max 50% width of house, Cannot be in front of living area	No change
Exceptions	Adjustment	No change

Size of lot (s.f.)		R2.5		R5		R7		R10, R20, RF			
min	max	FAR	house max s.f.	FAR	house max s.f.	FAR	house max s.f.	Building Coverage (s.f.+%)		house max s.f.	(effective max FAR)
0	2999	0.70	2,100	0.60	1,800	0.55	1,650	0	50.0%	4,499	1.50
3000	4999	0.70	2,500	0.60	2,500	0.50	2,500	1,500	37.5%	6,749	1.35
5000	11999	0.50	3,600	0.50	3,600	0.50	4,800	2,250	15.0%	9,900	0.83
12000	19999	0.30	6,000	0.30	4,000	0.40	5,000	2,250	15.0%	13,500	0.68
20000		0.30	-	0.20	-	0.25	-	4,500	7.5%	>13,500	<0.68

Narrow Lots 25' -36' wide lot	Existing Code		V.2 Proposal
	Skinny	Narrow	Consolidate rules into a single set of standards increase setbacks and improve front facade
Height	1.5x width of house (22.5')	1.2x width of house (18')	23' to midpoint of pitch roof 20' to top of flat roof Measured from low point around house (or average street grade for downslope lots) New standards for dormers above height limits
Setbacks	Front: 10' Sides: 5' Rear: 5' Garage: 18' from street		Front: "match adjacent" (25' min with reduced setback to match either adjacent neighbor) Sides: 5' Rear: 5' Garage: n/a
Outdoor Area	12'x12' (250 s.f. min)		12'x12' (250 s.f. min) – including the R2.5 zone
Building Coverage	If below min lot size for zone: 40%	Based on lot size <3,000 s.f. lot=50%	50% coverage and add FAR limit (see table)
Main Entrance	4' max above grade	N/A	N/A
Articulation/ Features	Required trim, 1' eaves, siding materials	N/A	Trim, siding, 1' eaves required (2' eave projection allowed) 1.5' bay projections allowed 50' max wall length before break in height (5') or setback (1.5')
Parking	Not required	1:unit	Not required On alley lots, access to street not allowed
Garages	12' allowed	No street facing garage allowed	Street facing garage not allowed (can seek exception) Shared drive/rear garage OK
Exceptions	Design Review	Planned Development	Adjustment

Size of lot (s.f.)		R2.5		R5		R7		R10, R20, RF			
min	max	FAR	house max s.f.	FAR	house max s.f.	FAR	house max s.f.	Building Coverage (s.f.+%)	house max s.f.	(effective max FAR)	
0	2999	0.70	2,100	0.60	1,800	0.55	1,650	0	50.0%	4,499	1.50
3000	4999	0.70	2,500	0.60	2,500	0.50	2,500	1,500	37.5%	6,749	1.35
5000	11999	0.50	3,600	0.50	3,600	0.50	4,800	2,250	15.0%	9,900	0.83
12000	19999	0.30	6,000	0.30	4,000	0.40	5,000	2,250	15.0%	13,500	0.68
20000		0.30	-	0.20	-	0.25	-	4,500	7.5%	>13,500	<0.68

Duplex & Semi-Attached Houses		Existing Code	V.2 Proposal
			Adjust existing standards to lower height, increase setbacks and reduce bulk
Height	30' to midpoint	30' to midpoint of pitch roof (including the R2.5 zone) 25' to top of flat roof (including the R2.5 zone) Measured from low point around house (or average street grade for flat or downslope lots) New standards for dormers above height limits	
Setbacks	Front: 10' Sides: 5' Rear: 5' Garage: n/a	Front: "match adjacent" (25' min with reduced setback to match either adjacent neighbor) Sides: 5' Rear: 5' Street-facing tuck under garage: 23'	
Outdoor Area	12'x12' (250 s.f. min)/unit	12'x12' (250 s.f. min) – including the R2.5 zone	
Building Coverage	<3000 s.f. = 50.0% 3K-5K = 1,500 sf +37.5% 5K-20K = 2,250 sf + 15.0%	Add FAR limit (see table) 0.2 FAR bonus for attached houses on lots <5,000 s.f. Allow 400 s.f. bonus for detached accessory structure (each lot)	
Main Entrance	4' max above grade on narrow lot (<36')	4' max, but taller allowed with broader/low rise steps or more frequent landings	
Articulation / Features	No requirements (on corner lots, additional standards apply for entrance orientation, roofline)	2' eave projection allowed 1.5' bay projections allowed 50' max wall length before break in height (5') or setback (1.5')	
Garages	Street facing garage not allowed on narrow lot (<36')	Street facing garage allowed if driveway combined, uses pavers, and 3' min below street grade	
Exceptions	Planned Development for garage/main entrance exceptions	Adjustment	

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0	2999	0.70	2,100	0.60	1,800	0.55	1,650	0	50.0%	4,499	1.50
3000	4999	0.70	2,500	0.60	2,500	0.50	2,500	1,500	37.5%	6,749	1.35
5000	11999	0.50	3,600	0.50	3,600	0.50	4,800	2,250	15.0%	9,900	0.83
12000	19999	0.30	6,000	0.30	4,000	0.40	5,000	2,250	15.0%	13,500	0.68
20000		0.30	-	0.20	-	0.25	-	4,500	7.5%	>13,500	<0.68