

Single-Dwelling and Multi-Dwelling Zone Comparison

Updated: 9.18.18 (reflecting PSC direction as of 9/11)

Development Standards

Development Standards		Zone										
		RF	R20	R10	R7	R5	R2.5	RM1	RM2	RM3	RM4	
Density	Minimum Dwelling Units	none			2 units on sites ≥14000 sf (ie. 1/7000 sf)	2 units on sites ≥10000 sf (ie. 1/5000 sf)	2 units on sites ≥5000 sf (ie. 1/2500 sf)	1 unit per 2500 sf of site area	1 unit per 1450 sf of site area	1 unit per 1000 sf of site area	1 unit per 1000 sf of site area	
	Maximum Dwelling Units	2 per lot (house plus ADU; duplex on corner)			4 per lot (house, ADUs, duplex, triplex, fourplex)			none	none	none	none	
Minimum Lot Size	House	52000	12000	6,000	4200	3000	1600	1600	none	none	none	
	Duplex	-	-	-	5000	4500	3200	2000	none	none	none	
	House+2ADUs, Triplex or Fourplex	-	-	-	5000	4500	3200	4000 (new lots)	10000 (new lots)	10000 (new lots)	10000 (new lots)	
	Multi-Dwelling Structure	-	-	-	-	-	-	-	-	-	-	
Building Form	FAR	House	-	-	-	0.40	0.50	0.70	1.00	1.50	2.00	4.00
		House+ADU/Duplex	-	-	-	0.50	0.60	0.80	1.00	1.50	2.00	4.00
		House+2ADUs/Triplex/Fourplex	-	-	-	0.60	0.70	0.90	1.00	1.50	2.00	4.00
		Bonus FAR for...	-	-	-	Choose one: - One affordable unit on-site (+0.10) - Retain 10 yr old house (+0.10)			Affordability: - Inclusionary housing (50% FAR bonus) - Moderate-income family housing (25% FAR bonus)			
		Transfer FAR for...	-	-	-	No transfers			Transfer from: - historic sites (+ 1.0 max) - existing affordable housing (+1.0 max) - trees preserved (scaled with +1.0 max)			
		Bonus and transfer: Total:	-	-	-	0.10	0.10	0.10	0.50	0.75	1.00	2.00
		Bigger bonus FAR for...	-	-	-	No additional FAR bonus available			Affordability: - Deeper IH (100% FAR bonus; +10 feet of height and +10% building coverage)			
		Bonus and transfer max: TOTAL:	-	-	-	-	-	-	1.00	1.50	2.00	3.00
		Height	30 ft	30 ft	30 ft	30 ft	30 ft	35 ft	35 ft	45 ft	65 ft	75 ft/100 ft
		Building Coverage	~22-50% as follows: <3,000 sf: 50% 3,000-5,000 sf: 1,500 sf + 37.5% 5,000-20,000 sf: 2,250 sf + 15% >20,000 sf: 4,500 sf + 75%						50%	60%/70% (on certain corridors)	85%	85%
Main Entrance	n/a	n/a	Main entrance must be within 8' of longest wall & w/in 4' of average grade.				Main entrance must be within 8' of the longest wall & w/in 4' of average grade, except multi-dwelling structure can have the main entrance face a courtyard. (multi-dwelling structure will now be 5+ units)					
Landscaping	n/a	n/a	n/a	n/a	n/a	n/a	30%	20%	15%	15%		
Outdoor Area	250 sf (excl ADU)					200 sf (excl ADU)	48 sf	48 sf	36 sf	36 sf		
Common Area	-	-	-	-	-	-	10% of site area on sites >20k					
Visibility	n/a			On sites with 3 or 4 units, one unit must be visitable. Visitable means: - no-step entry - wider halls and doors - living space and bathroom on the ground floor			For projects with more than 1 unit per 2000 sf of site areas, 20% of units must be visitable. Visitable means: - no-step entry - wider halls and doors - living space and bathroom on the ground floor					
Parking and Garages	Required Parking		No minimum parking for residential uses				1 space per 2 units. Exceptions: - None* within 500' of transit - None for ADUs - None for small sites (<7500 sf) (*None = no parking required for up to 30 units, varying ratios above this)					
	Parking Area Location	House, duplex, triplex, fourplex	Parking is not allowed within the front setback or side setback on corner lots. For narrow lots with building facades 22' or less - no parking or vehicle area is allowed between the building and the street.				Parking is not allowed between the front building line and street.					
		Multi-dwelling structure	-	-	-	-	-	Not allowed between a building and any street.				
	Parking access limits		Alley access required if alley exists.				Alley access required if alley exists and lot is 7,500 sq ft or less in area.					
	Front Yard Vehicle Area Paving Restriction	House, duplex, triplex, fourplex	40% of front yard can be paved. 20% of side yard can be paved on corners.				40% of front yard can be paved. 20% of side yard can be paved on corners.					
		Multi-dwelling structure	-	-	-	-	-	50% of frontage can be paved. No more than 30 percent of the total site can be paved or used for surface parking or driveways. Asphalt may not cover more than 15% of total site area.				
Garage Width		n/a	n/a	Maximum 50% the length of the façade. For attached houses, this applies to each unit. For duplexes and triplexes, this applies to the combined length of both units (not each unit). When facade is <22' long, an attached garage is prohibited as part of the facade.			Maximum of 50% the length of the façade. For attached houses, this applies to the combined length of the units (not each unit). For duplexes and triplexes, this applies to the combined length of both units (not each unit).					
Garage Steet Lot Line Setback		n/a	n/a	No closer than longest wall; except when there is a porch & garage wall is less than 40% of façade			No closer than longest wall; except when there is a porch & garage wall is less than 40% of façade					