

Single-Dwelling and Multi-Dwelling Zone Comparison

Updated: 5/22/2018

House Development Standards

		Zone										
		RF	R20	R10	R7	R5	R2.5	RM1	RM2	RM3	RM4	
Density	Minimum Density	Calculated during the land division phase only.					2 units for 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 Density	1 unit per lot, with exceptions (such as ADUs, duplexes on corners, the new 'a' overlay, etc.).						none	none	none	none	
Building Form	Primary Structure	-	-	-	0.40	0.50	0.70	1.00	1.50	2.00	4.00	
		Accessory Structure	-	-	-	0.15	0.15	0.15	-	-	-	
	Total FAR		-	-	-	0.55	0.65	0.85	1.00	1.50	2.00	4.00
	FAR	Bonus FAR for...				Affordability: - Affordable unit on-site - Fee in-lieu			Affordability: - Inclusionary housing (50% FAR bonus) - Moderate-income family housing (25% FAR bonus)			
		Transfer FAR for...				No transfers			Transfer from: - historic sites - existing affordable housing - trees preserved			
		Bonus and transfer:	-	-	-	0.10	0.10	0.10	0.50	0.75	1.00	2.00
		Total:	-	-	-	0.65	0.75	0.95	1.50	2.25	3.00	6.00
		Bigger bonus FAR for...				Affordable unit on-site: - 4th unit in the form of triplex + detached ADU on corner lot			Affordability: - Deeper IH (100% FAR bonus; +10 feet of height and +10% building coverage)			
		Bonus and transfer max:	-	-	-	0.15	0.15	0.15	1.00	1.50	2.00	3.00
		TOTAL:	-	-	-	0.70	0.80	1.00	2.00	3.00	4.00	7.00
	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%	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.					
	Visibility	n/a		In the 'a' overlay, one unit must be visitable if additional housing types are proposed. 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	1 space per unit. Exception: - None within 500' of transit		1 space per unit. Expectations: - None within 500' of transit - None for ADUs - None for lots abutting alleys - None for narrow lots (<32' wide) - None for duplex/triplex/house w/2 ADUs in the 'a' overlay			1 space per 2 units. Exceptions: - None within 500' of transit - None for ADUs - None for lots abutting alleys - None for small sites (<7500 sf) - (more exceptions that apply to multi-dwelling)					
	Parking Area Location	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.					
	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	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.					
	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					