

# Discussion Draft

## Appendix B

### Code Modeling Prototypes

# Better Housing by Design

AN UPDATE TO PORTLAND'S MULTI-DWELLING ZONING CODE

January 2018

The purpose of these prototypes was to model draft multi-dwelling zoning code development standards to illustrate and assess potential built outcomes and to consider how the various regulations work in relationship to each other. Project staff used the prototypes to assess if the draft base and bonus floor area ratios (FAR) for the multi-dwelling zones are achievable, given the other development parameters, such as maximum building height, site coverage, and required setbacks.

#### Notes on the Code Modeling Prototypes and Parameters

- **Zone names:** uses current zones (RX was not modeled, as the project focused on zones outside the Central City).
- **Prototype site locations:** based on common inner neighborhood and eastern neighborhood site configurations.
- **Development standards:** modeled on basic development standards proposed in the Discussion Draft (see table – shading indicates standards that are the same as current regulations).
- **Eastern Portland rear setback:** Eastern Portland prototypes used a rear setback equivalent to 25% of site depth.
- **Step down height:** R1 inner neighborhood prototypes were modeled assuming rear of site abuts single-dwelling zoning, with height limited to 35 feet for a 25-foot distance from rear property line.
- **Outdoor space:** all prototypes show outdoor space as common area (regulations also allow private outdoor spaces such as balconies). Large prototype sites modeled the draft requirement for outdoor common area equal to 10 percent of site area.
- **FAR modeling and numbers of units:** prototypes illustrate maximum base and bonus FARs, but this is not intended to indicate the likelihood or economic feasibility of this scale. Based on the total FAR, modeling assumed approximately 1,000 square feet per unit (gross – including shared hallways/stairways).
- **Parking:** assumes site locations close to frequent transit, where no parking is required for projects with up to 30 units.
- **RH (4 to 1 FAR) prototypes:** prototypes 10 and 11 did not model the 10-foot side/rear setbacks proposed in the Discussion Draft for buildings taller than 55 feet.

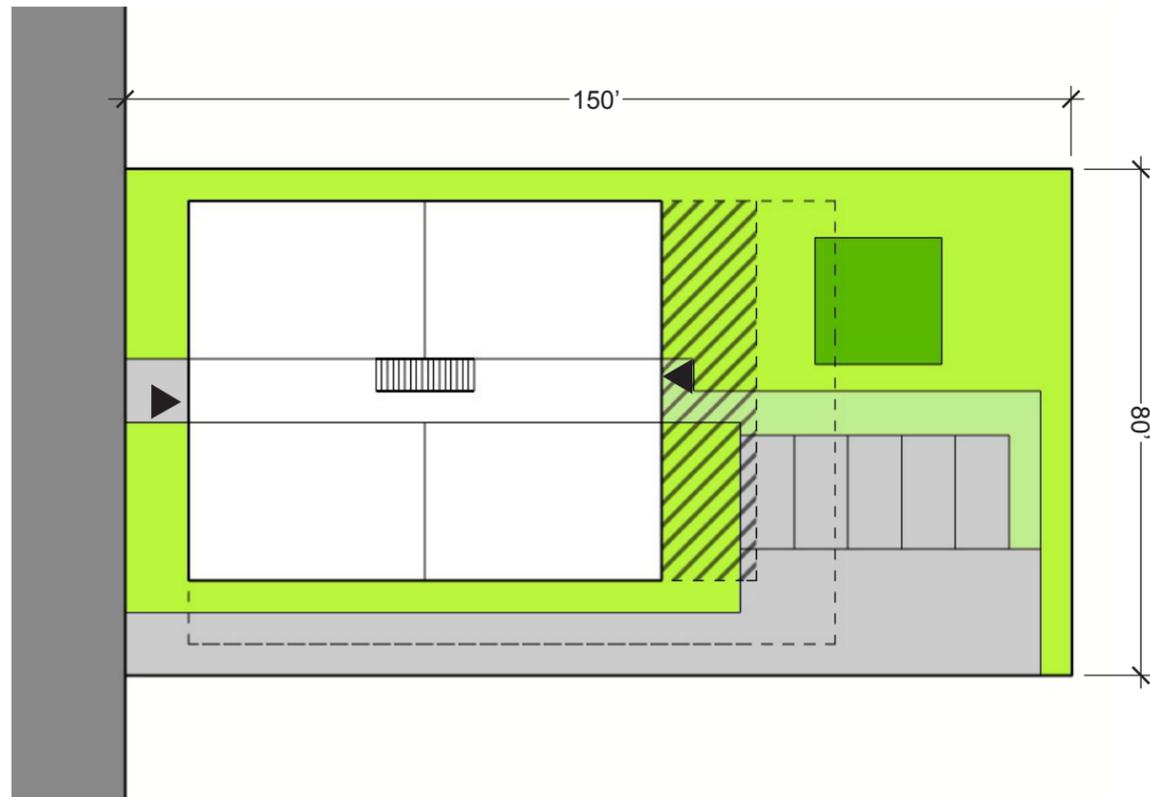
Development Standards	R3	R2	R1	RH
Base FAR	.75 to 1	1 to 1	1.5 to 1	2 to 1 / 4 to 1
Bonus FAR	1.125 to 1	1.5 to 1	2.25 to 1	3 to 1 / 6 to 1
Max. Height	35'	35'	45'	65' / 75'
Max. Building Coverage	45%	50%	60%	85%
Min. Front Setback	10'	10'	10'	10' / 0'
Side/Rear Setback	5'	5'	5'	5'
Outdoor Space / Unit	48 sq. ft.	48 sq. ft.	48 sq. ft.	36/48 sq. ft.
Landscaping	35%	30%	20%	15%

#### Code Modeling Outcomes

The code modeling showed that the draft development parameters can accommodate the proposed base and bonus FARs, although the bonus FARs almost entirely fill the potential building envelope defined by the building height, coverage and setback parameters. The modeling also showed that requirements for outdoor common areas and Eastern Portland deep rear setbacks would not prevent the maximum FARs from being achieved.

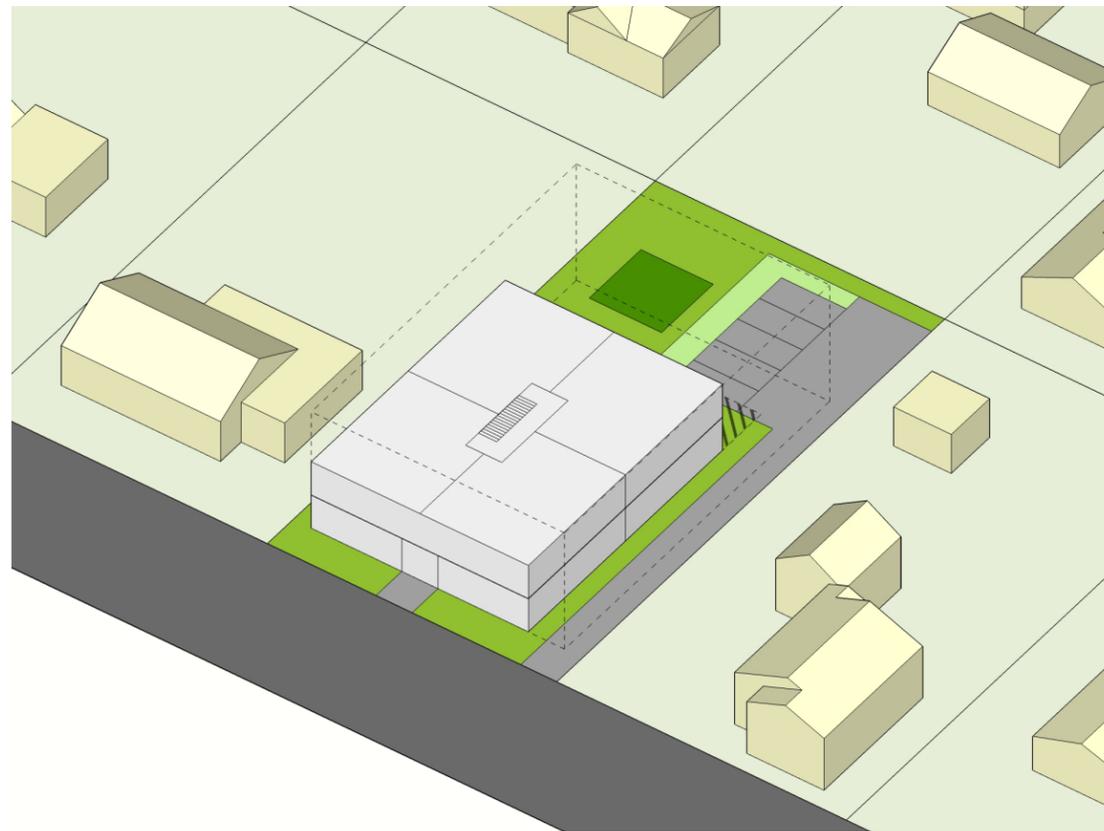
#### Next Steps

The Code Modeling Prototypes will be used as the basis of an economic feasibility analysis of the proposed base and bonus FARs. This analysis will also assess likely outcomes of the FAR-based regulatory approach, including impacts on the feasibility of different unit types (such as townhouses and smaller unit types). Results of this analysis will be available by May 2018 in conjunction with the release of the Better Housing by Design Proposed Draft.



GROUND FLOOR PLAN

**SITE**  
 Dimensions: 80' x 150'  
 Area: 12,000 SF



LEGEND	
	Required Outdoor Area
	Required Landscape Area
	Remaining Site Area
	Street
	Driveway/Parking
	Driveway/Parking Under Bldg
	Maximum Additional Site Coverage
	Maximum Height & Setbacks Envelope

**R3 ZONE STANDARDS**

**Max FAR: 0.75 : 1**  
**Allowable Building Floor Area: 9,000 SF**

**Max Height: 35'**  
**Minimum Front Setback: 10'**  
**Minimum Side Setback: 5'**  
**Minimum Rear Setback: 25% of site depth**

**Max Building Coverage: 45% (5,400 SF)**

**Required Landscaping: 35% of site area**

**Required Outdoor Space: 48 SF / unit**

**Required Common Area: 0%**

**Required Parking Stalls: 0**

**BUILDING PROTOTYPE**

**FAR: 0.75 : 1**  
**Building Floor Area: 9,000 SF**

**Height: 20'**

**Building Coverage: 4,500 SF**

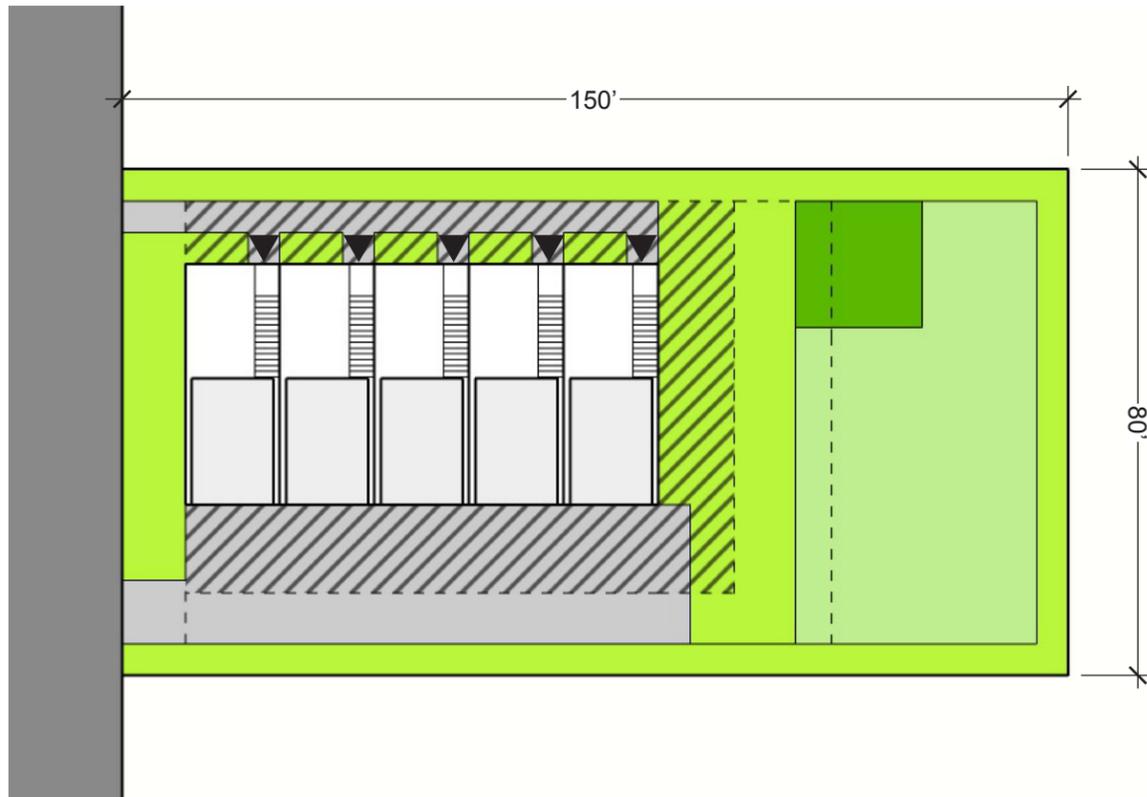
**Landscaping: 4,200 SF**

**Required Outdoor Space: 384 SF**  
 (shown as part of common area)

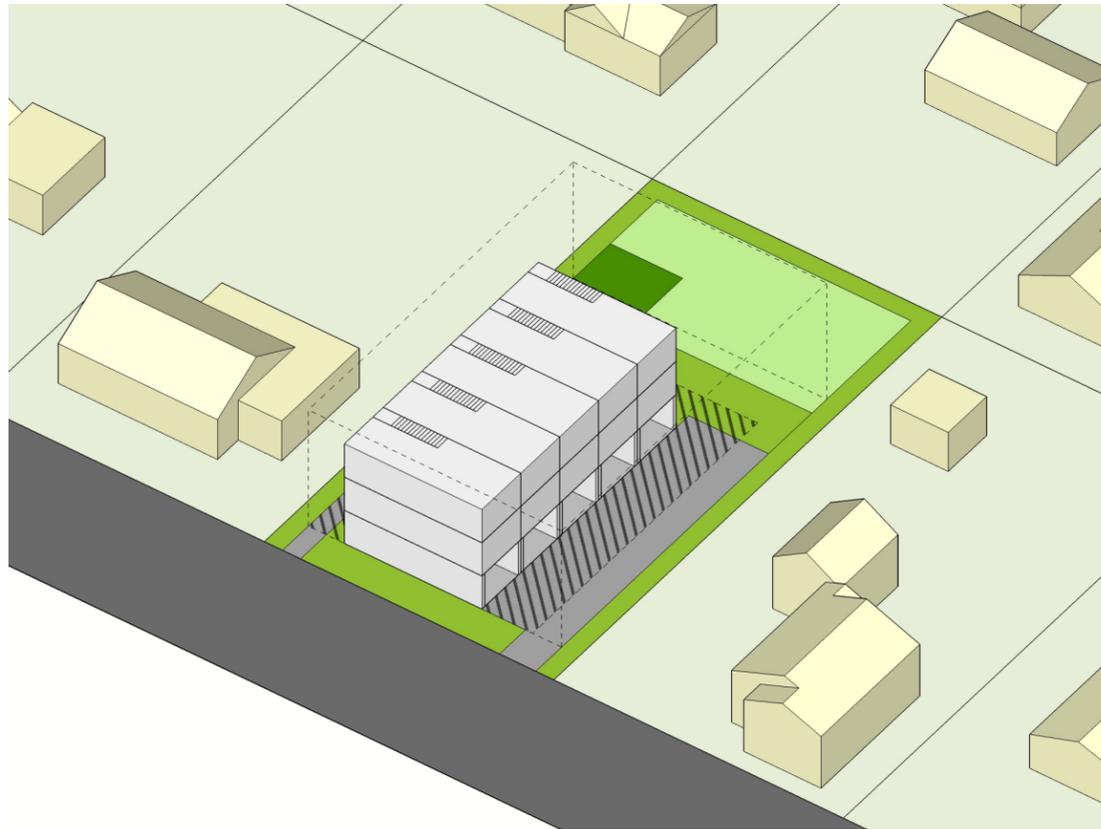
**Common Area: 400 SF**

**Provided Parking Stalls: 5**

**Number of Units: 8**  
**Average Unit Area: 1,000 SF**  
**Building Efficiency: 88%**



GROUND FLOOR PLAN



**LEGEND**

- Required Outdoor Area
- Required Landscape Area
- Remaining Site Area
- Street
- Driveway/Parking
- Driveway/Parking Under Bldg
- Maximum Additional Site Coverage
- Maximum Height & Setbacks Envelope

**SITE**  
 Dimensions: 80' x 150'  
 Area: 12,000 SF

**R3 ZONE STANDARDS**

Max FAR: 0.75 : 1  
 Allowable Building Floor Area: 9,000 SF

Max Height: 35'  
 Minimum Front Setback: 10'  
 Minimum Side Setback: 5'  
 Minimum Rear Setback: 25% of site depth

Max Building Coverage: 45% (5,400 SF)  
 Required Landscaping: 35% of site area  
 Required Outdoor Space: 48 SF / unit

Required Common Area: 0%  
 Required Parking Stalls: 0

**BUILDING PROTOTYPE**

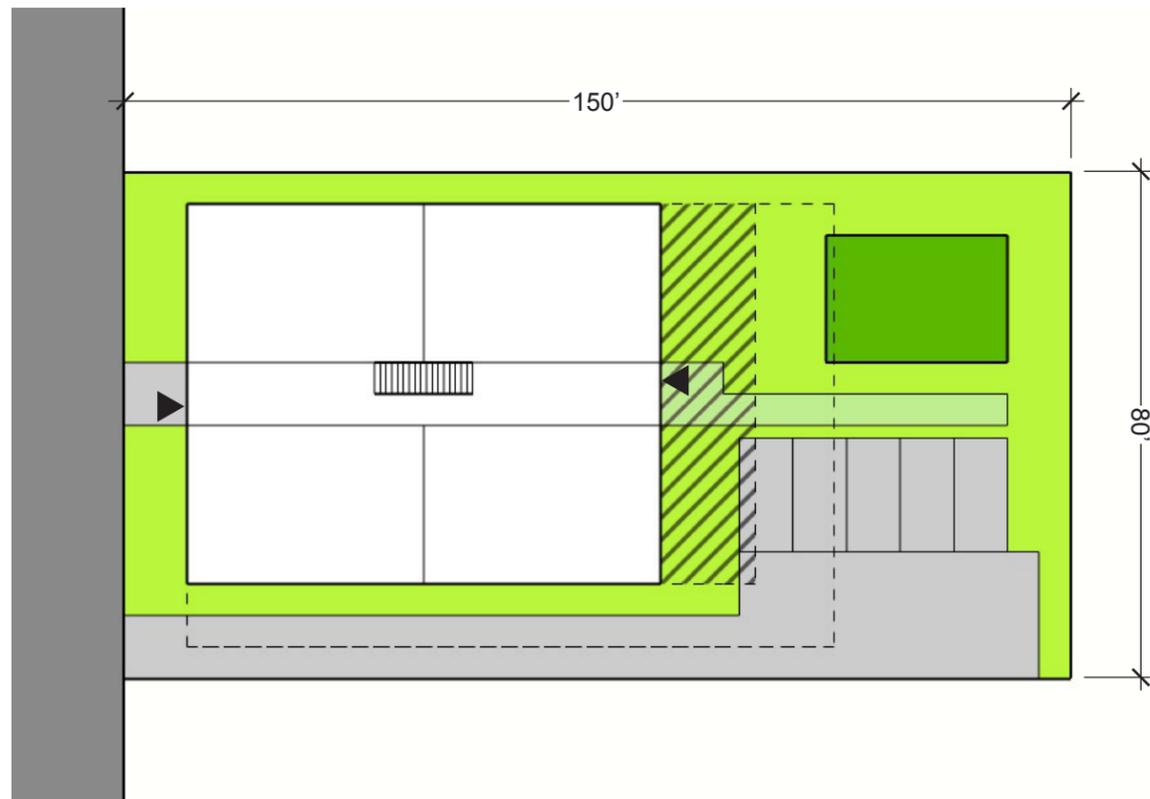
FAR: 0.71 : 1  
 Building Floor Area: 8,500 SF

Height: 30'

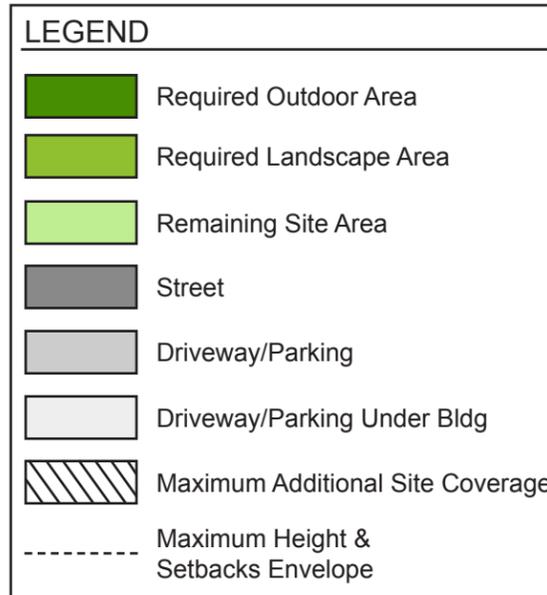
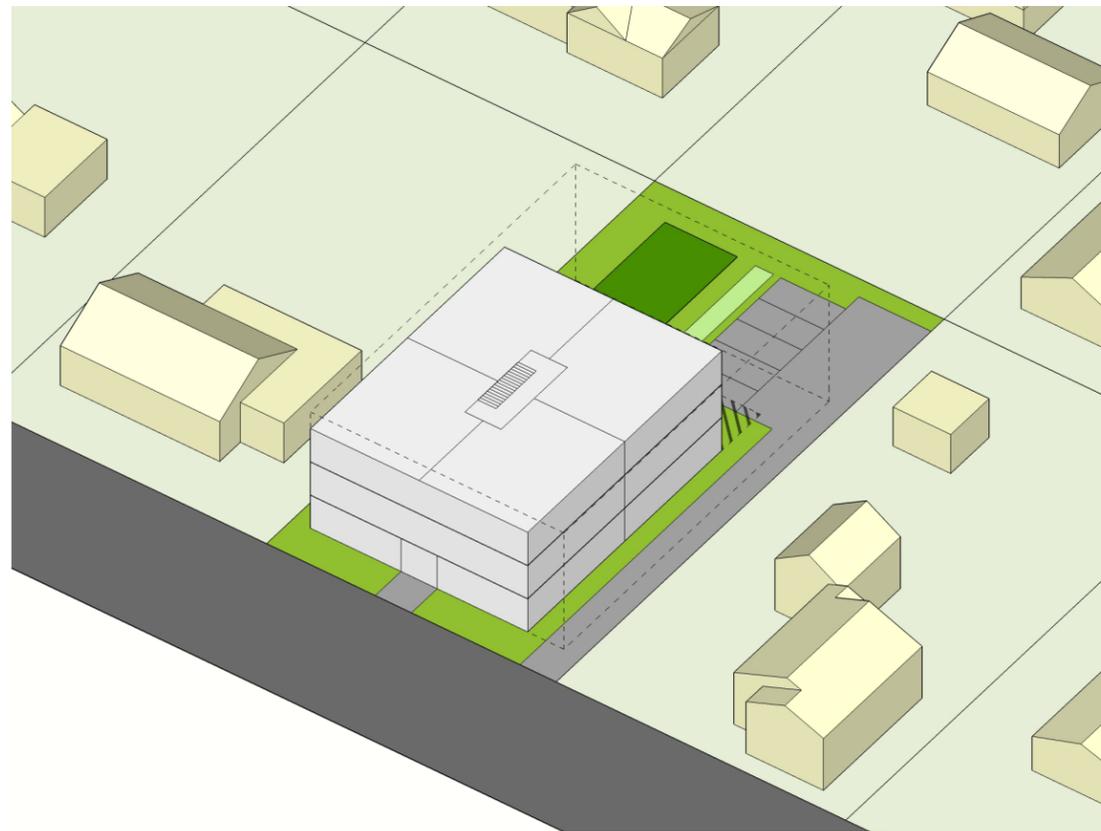
Building Coverage: 2,850 SF  
 Landscaping: 4,200 SF  
 Required Outdoor Space: 240 SF  
 (shown as part of common area)

Common Area: 400 SF  
 Provided Parking Stalls: 5

Number of Units: 5  
 Unit Area: 1,450 SF  
 Garage Area: 260 SF  
 Total Area: 1,710 SF



GROUND FLOOR PLAN



**SITE**  
 Dimensions: 80' x 150'  
 Area: 12,000 SF

**R3 ZONE STANDARDS**

Max FAR: 1.125 : 1 (With Bonus)  
 Allowable Building Floor Area: 13,500 SF

Max Height: 35'  
 Minimum Front Setback: 10'  
 Minimum Side Setback: 5'  
 Minimum Rear Setback: 25% of site depth

Max Building Coverage: 45% (5,400 SF)

Required Landscaping: 35% of site area

Required Outdoor Space: 48 SF / unit

Required Common Area: 0%

Required Parking Stalls: 0

**BUILDING PROTOTYPE**

FAR: 1.125 : 1  
 Building Floor Area: 13,500 SF

Height: 30'

Building Coverage: 4,500 SF

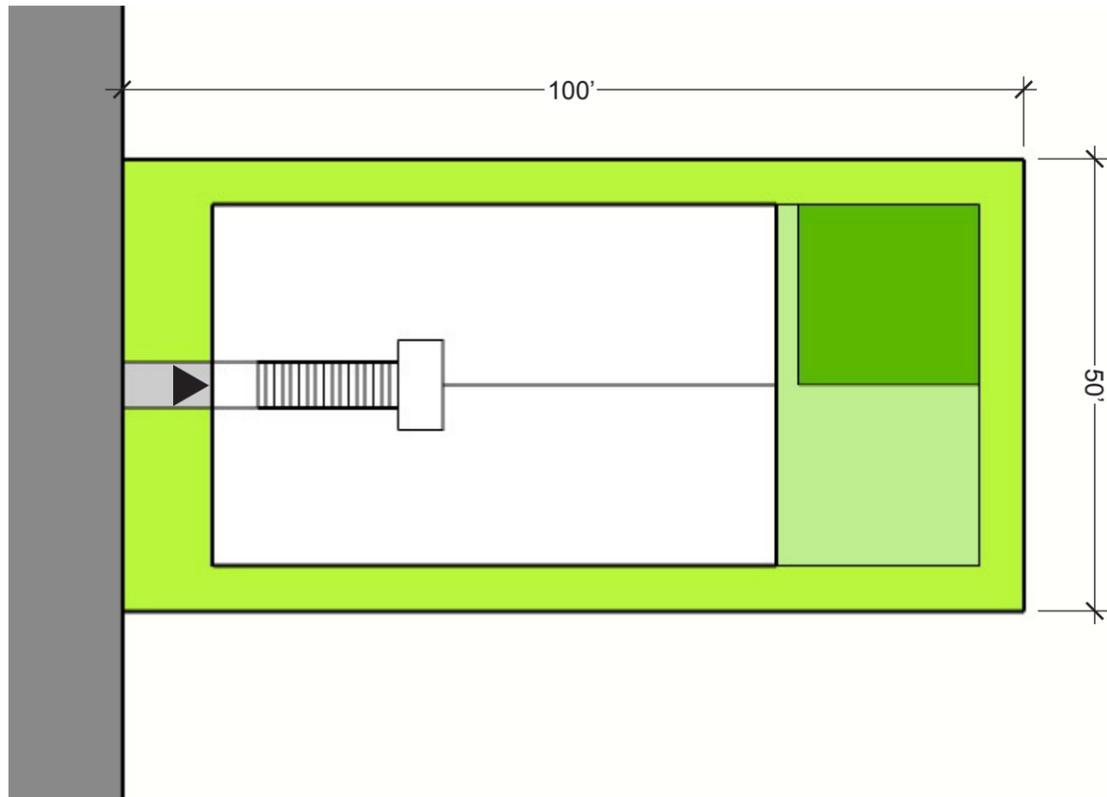
Landscaping: 4,200 SF

Required Outdoor Space: 576 SF  
 (shown as part of common area)

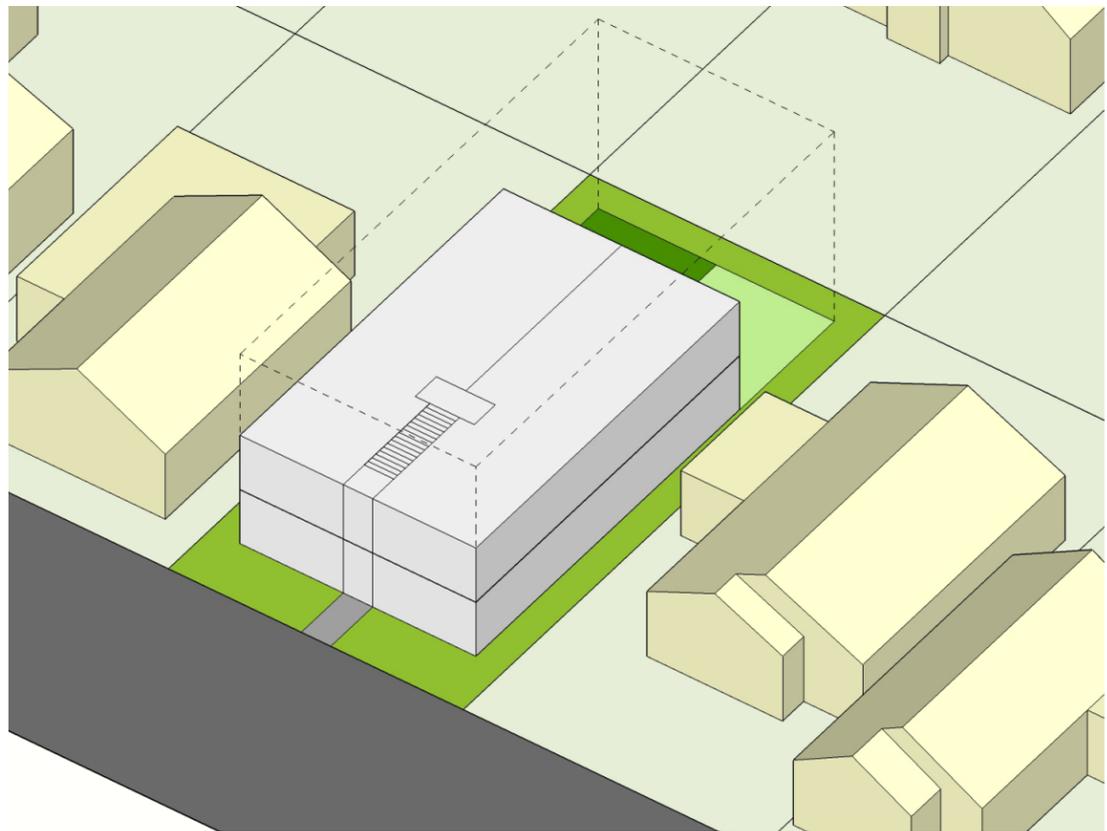
Common Area: 576 SF

Provided Parking Stalls: 5

Number of Units: 12  
 Average Unit Area: 1,020 SF  
 Building Efficiency: 90%



GROUND FLOOR PLAN



LEGEND	
	Required Outdoor Area
	Required Landscape Area
	Remaining Site Area
	Street
	Driveway/Parking
	Driveway/Parking Under Bldg
	Maximum Additional Site Coverage
	Maximum Height & Setbacks Envelope

**SITE**  
 Dimensions: 50' x 100'  
 Area: 5,000 SF

**R2 ZONE STANDARDS**

Max FAR: 1 : 1  
 Allowable Building Floor Area: 5,000 SF

Max Height: 35'  
 Minimum Front Setback: 10'  
 Minimum Side Setback: 5'  
 Minimum Rear Setback: 5'

Max Building Coverage: 50% (2,500 SF)

Required Landscaping: 30% of site area

Required Outdoor Space: 48 SF / unit

Required Common Area: 0%

Required Parking Stalls: 0

**BUILDING PROTOTYPE**

FAR: 1 : 1  
 Building Floor Area: 5,000 SF

Height: 20'

Building Coverage: 2,500 SF

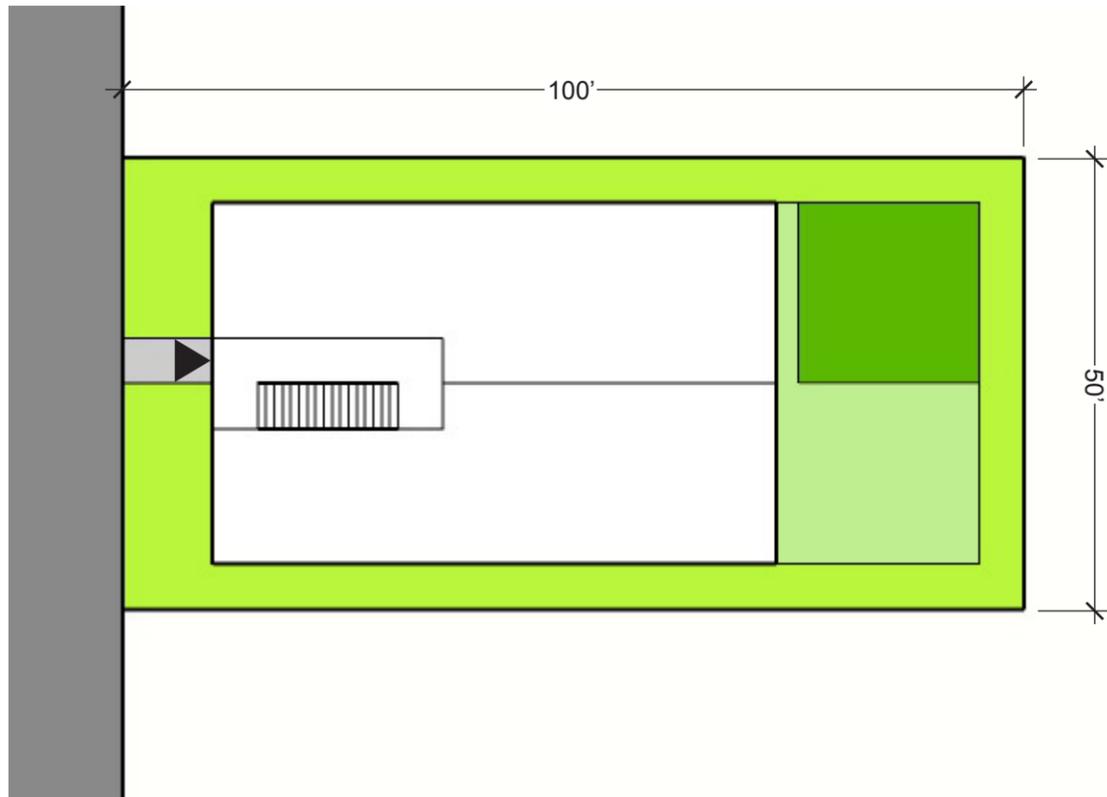
Landscaping: 1,500 SF

Required Outdoor Space: 192 SF  
 (shown as part of common area)

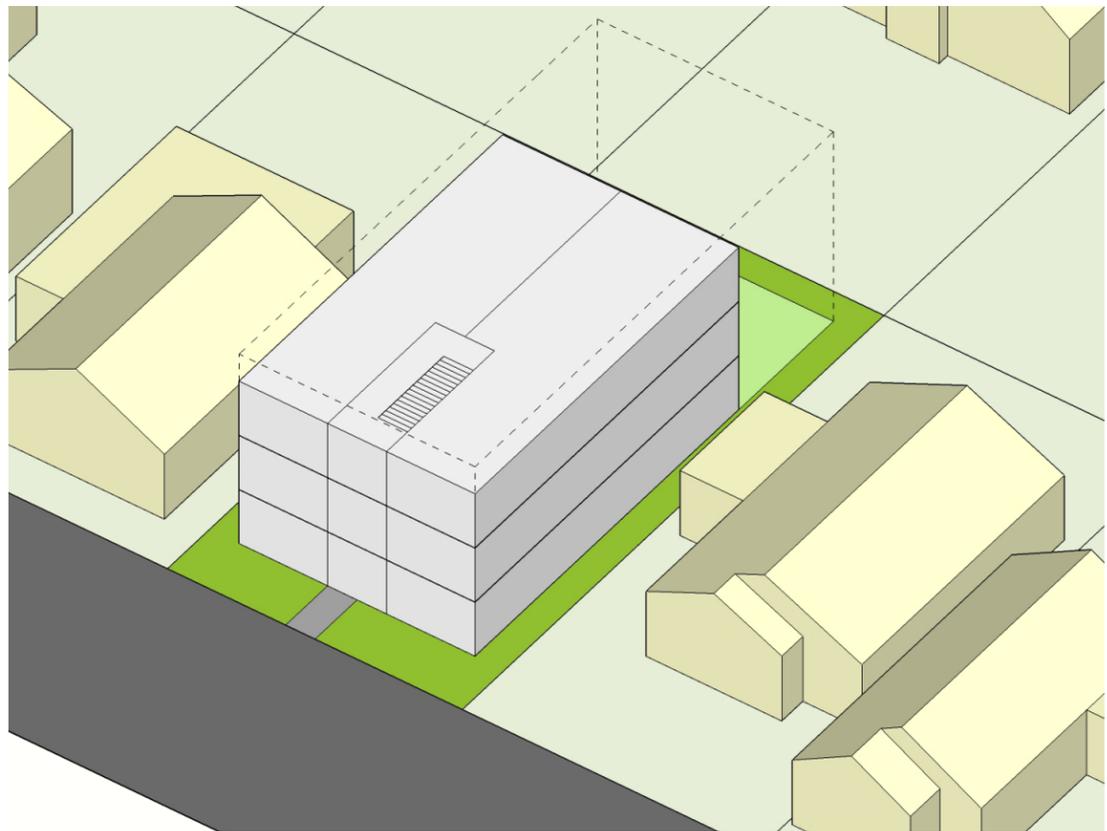
Common Area: 400 SF

Provided Parking Stalls: 0

Number of Units: 4  
 Average Unit Area: 1,173 SF  
 Building Efficiency: 93%



GROUND FLOOR PLAN



**LEGEND**

- Required Outdoor Area
- Required Landscape Area
- Remaining Site Area
- Street
- Driveway/Parking
- Driveway/Parking Under Bldg
- Maximum Additional Site Coverage
- Maximum Height & Setbacks Envelope

**SITE**  
 Dimensions: 50' x 100'  
 Area: 5,000 SF

**R2 ZONE STANDARDS**

Max FAR: 1.5 : 1 (With Bonus)  
 Allowable Building Floor Area: 7,500 SF

Max Height: 35'  
 Minimum Front Setback: 10'  
 Minimum Side Setback: 5'  
 Minimum Rear Setback: 5'

Max Building Coverage: 50% (2,500 SF)

Required Landscaping: 30% of site area

Required Outdoor Space: 48 SF / unit

Required Common Area: 0%

Required Parking Stalls: 0

**BUILDING PROTOTYPE**

FAR: 1.5 : 1  
 Building Floor Area: 7,500 SF

Height: 30'

Building Coverage: 2,500 SF

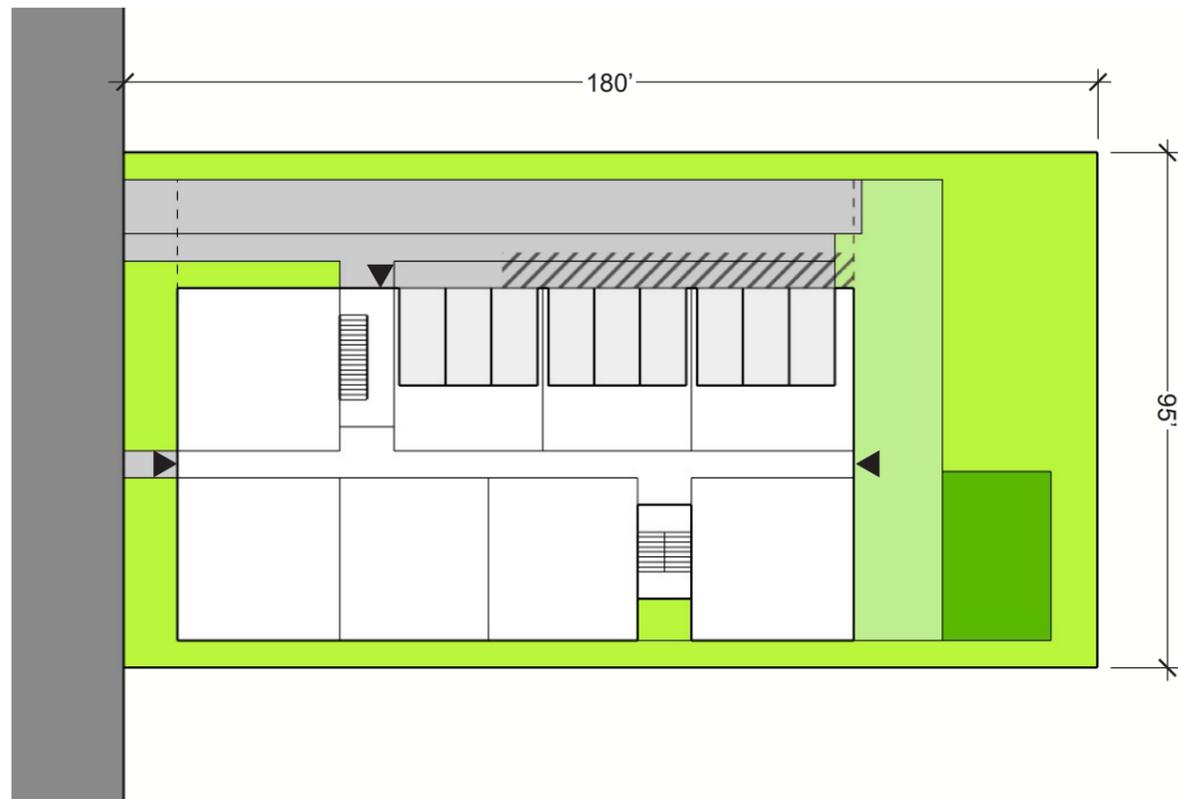
Landscaping: 1,500 SF

Required Outdoor Space: 288 SF  
 (shown as part of common area)

Common Area: 400 SF

Provided Parking Stalls: 0

Number of Units: 6  
 Average Unit Area: 1,122 SF  
 Building Efficiency: 90%



**SITE**  
 Dimensions: 95' x 180'  
 Area: 17,100 SF

**R2 ZONE STANDARDS**

**Max FAR: 1 : 1**  
**Allowable Building Floor Area: 17,100 SF**

**Max Height: 35'**  
**Minimum Front Setback: 10'**  
**Minimum Side Setback: 5'**  
**Minimum Rear Setback: 25% of site depth**

**Max Building Coverage: 50% (8,550 SF)**

**Required Landscaping: 30% of site area**

**Required Outdoor Space: 48 SF / unit**

**Required Common Area: 0%**

**Required Parking Stalls: 0**

**BUILDING PROTOTYPE**

**FAR: 0.94 : 1**  
**Building Floor Area: 16,096 SF**

**Height: 20'**

**Building Coverage: 8,048 SF**

**Landscaping: 5,130 SF**

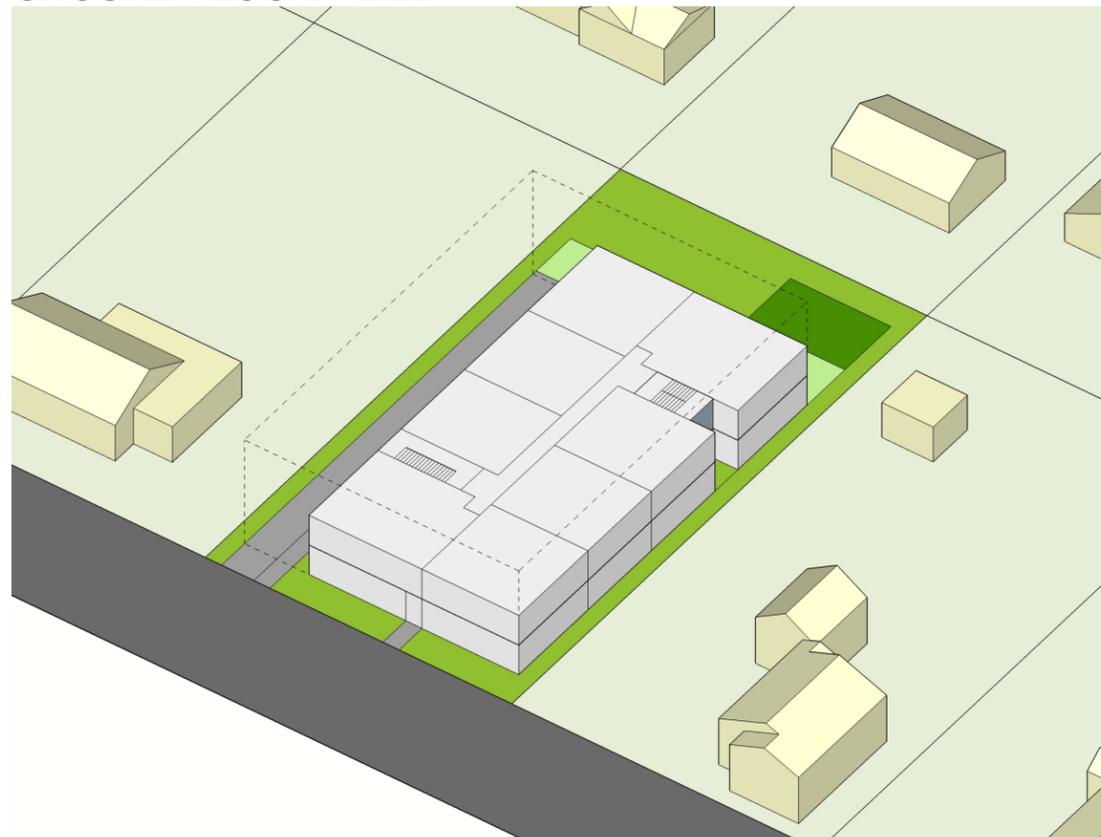
**Required Outdoor Space: 624 SF**  
 (shown as part of common area)

**Common Area: 624 SF**

**Provided Parking Stalls: 9**

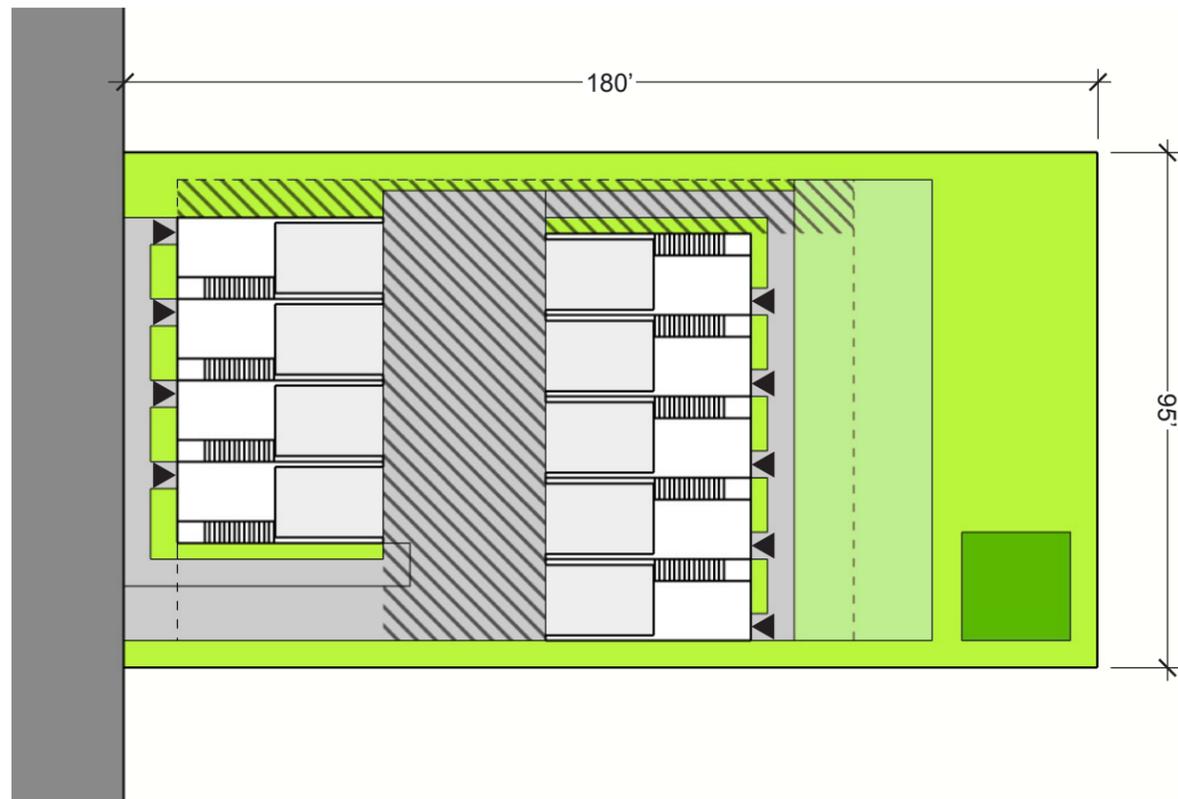
**Number of Units: 13**  
**Average Unit Area: 885 SF**  
**Building Efficiency: 71%**

GROUND FLOOR PLAN

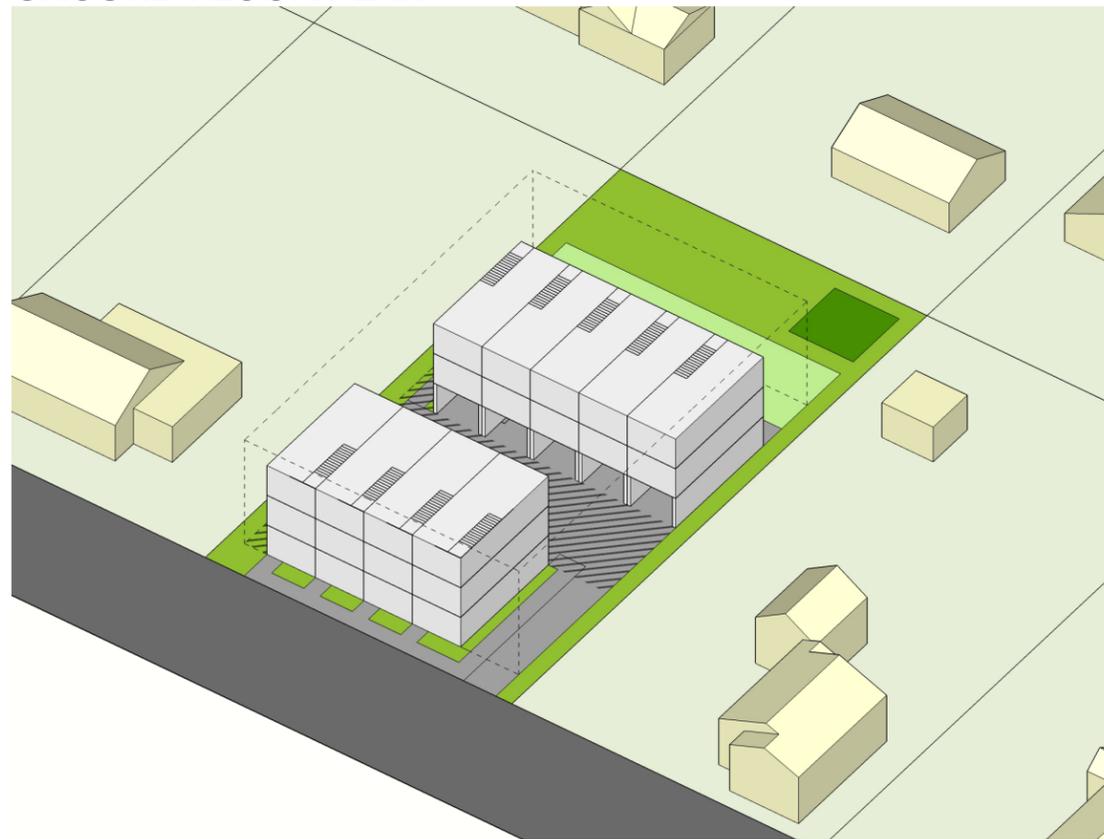


**LEGEND**

- Required Outdoor Area
- Required Landscape Area
- Remaining Site Area
- Street
- Driveway/Parking
- Driveway/Parking Under Bldg
- Maximum Additional Site Coverage
- Maximum Height & Setbacks Envelope



GROUND FLOOR PLAN

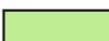


**SITE**

Dimensions: 95' x 180'  
Area: 17,100 SF



**LEGEND**

-  Required Outdoor Area
-  Required Landscape Area
-  Remaining Site Area
-  Street
-  Driveway/Parking
-  Driveway/Parking Under Bldg
-  Maximum Additional Site Coverage
-  Maximum Height & Setbacks Envelope

**R2 ZONE STANDARDS**

**Max FAR: 1 : 1**  
**Allowable Building Floor Area: 17,100 SF**

**Max Height: 35'**  
**Minimum Front Setback: 10'**  
**Minimum Side Setback: 5'**  
**Minimum Rear Setback: 25% of site depth**

**Max Building Coverage: 50% (8,550 SF)**

**Required Landscaping: 30% of site area**

**Required Outdoor Space: 48 SF / unit**

**Required Common Area: 0%**

**Required Parking Stalls: 0**

**BUILDING PROTOTYPE**

**FAR: 0.9 : 1**  
**Building Floor Area: 15,390 SF**

**Height: 30'**

**Building Coverage: 5,130 SF**

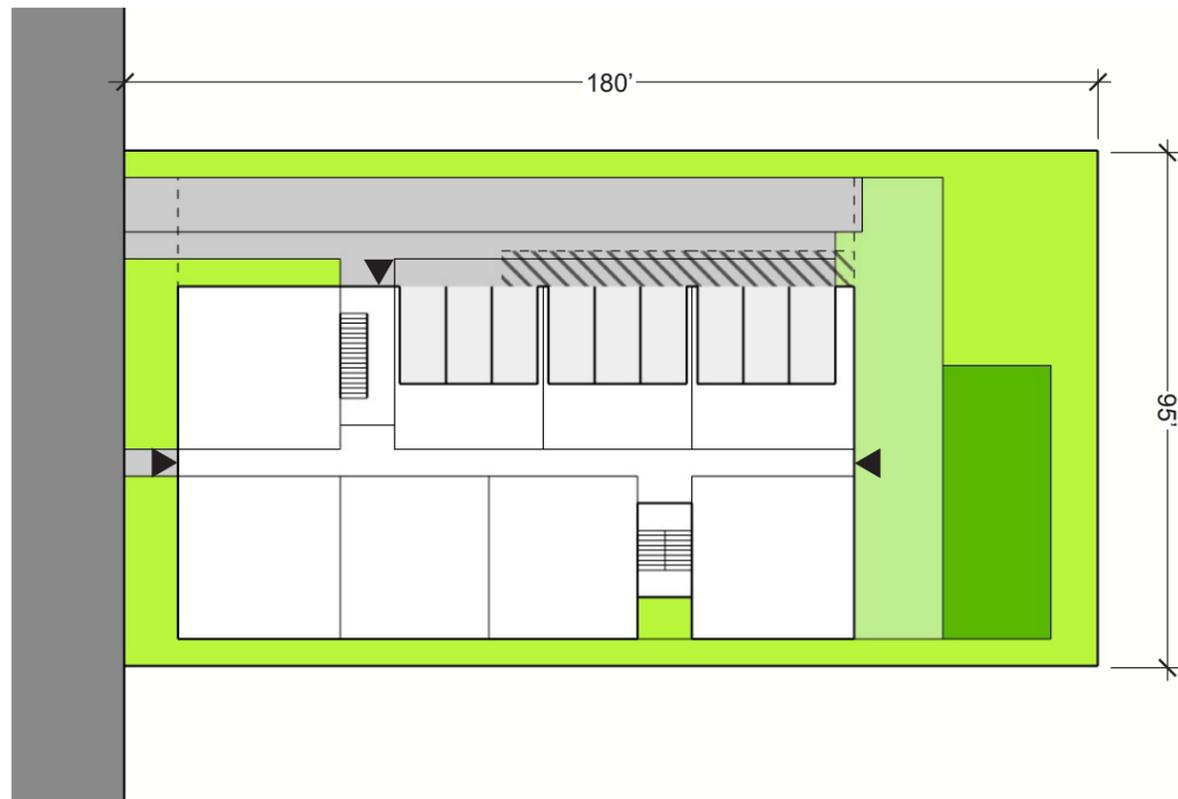
**Landscaping: 5,130 SF**

**Required Outdoor Space: 432 SF**  
 (shown as part of common area)

**Common Area: 432 SF**

**Provided Parking Stalls: 9**

**Number of Units: 9**  
**Unit Area: 1,450 SF**  
**Garage Area: 260 SF**  
**Total Area: 1,710 SF**



**SITE**  
 Dimensions: 95' x 180'  
 Area: 17,100 SF

**R2 ZONE STANDARDS**

**Max FAR:** 1.5 : 1 (With Bonus)  
**Allowable Building Floor Area:** 25,650 SF

**Max Height:** 35'  
**Minimum Front Setback:** 10'  
**Minimum Side Setback:** 5'  
**Minimum Rear Setback:** 25% of site depth

**Max Building Coverage:** 50% (8,550 SF)

**Required Landscaping:** 30% of site area

**Required Outdoor Space:** 48 SF / unit

**Required Common Area:** 0%

**Required Parking Stalls:** 0

**BUILDING PROTOTYPE**

**FAR:** 1.41 : 1  
**Building Floor Area:** 24,144 SF

**Height:** 30'

**Building Coverage:** 8,048 SF

**Landscaping:** 5,130 SF

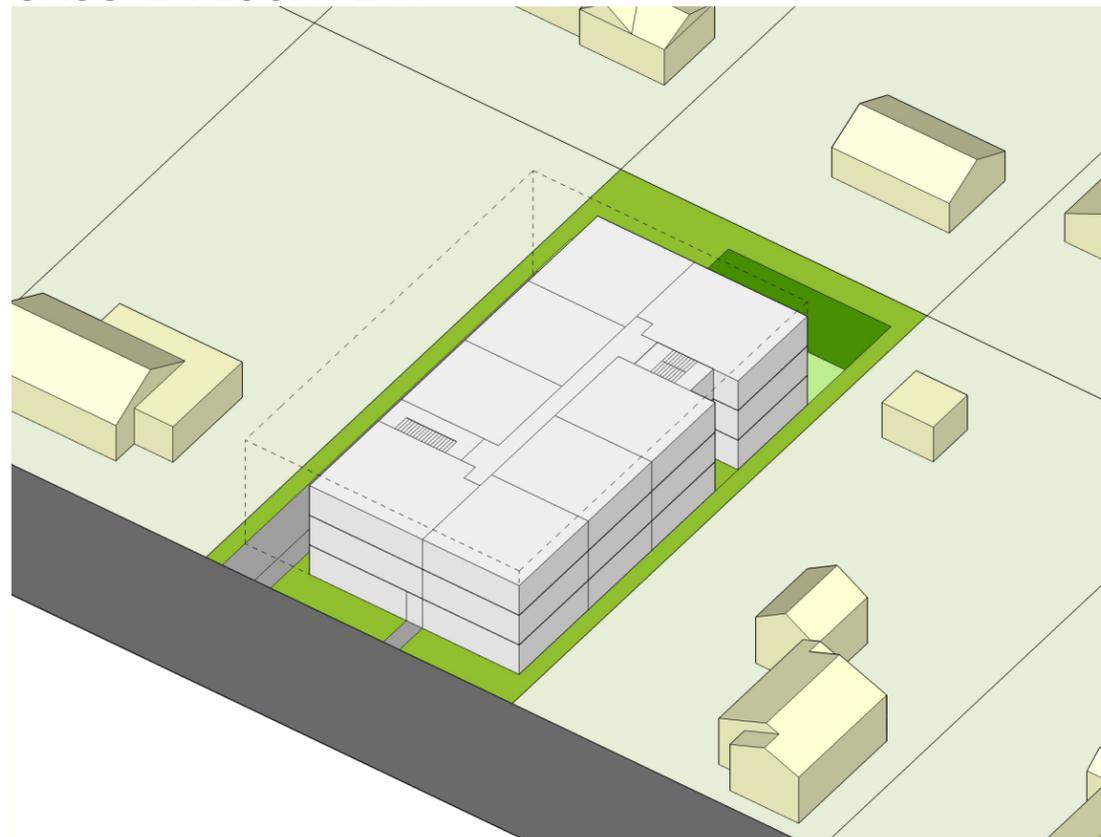
**Required Outdoor Space:** 1,008 SF  
 (shown as part of common area)

**Common Area:** 1,008 SF

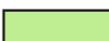
**Provided Parking Stalls:** 9

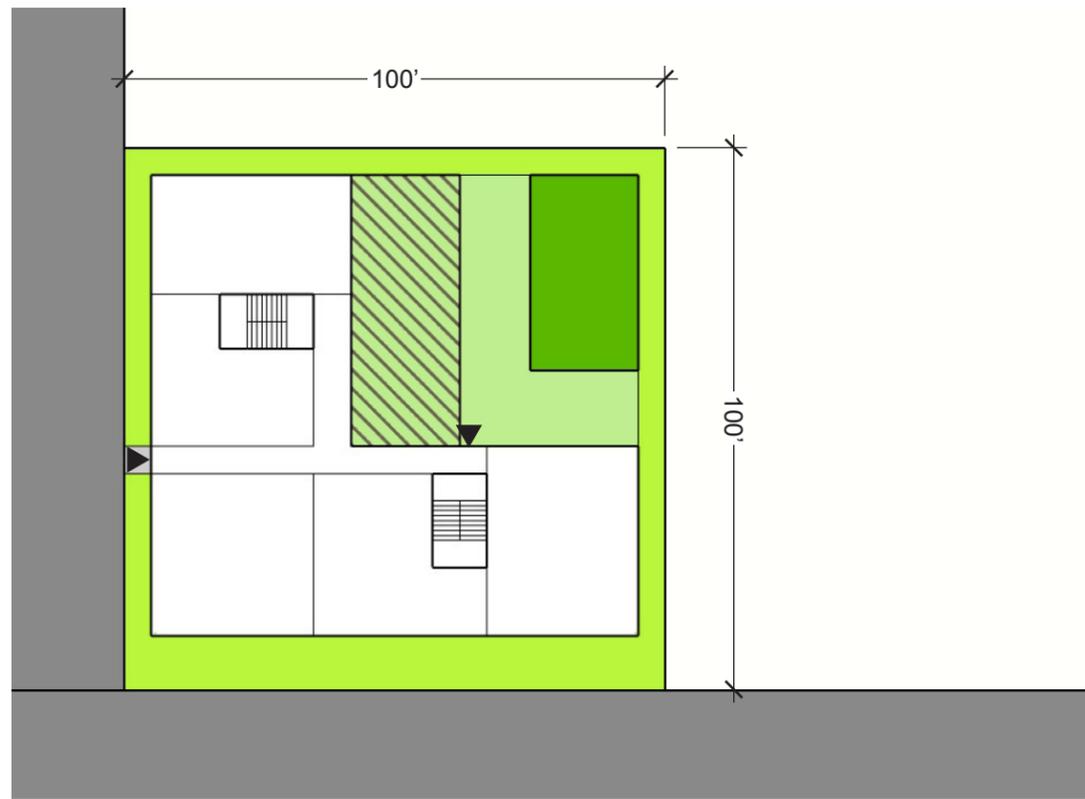
**Number of Units:** 21  
**Average Unit Area:** 888 SF  
**Building Efficiency:** 77%

GROUND FLOOR PLAN



**LEGEND**

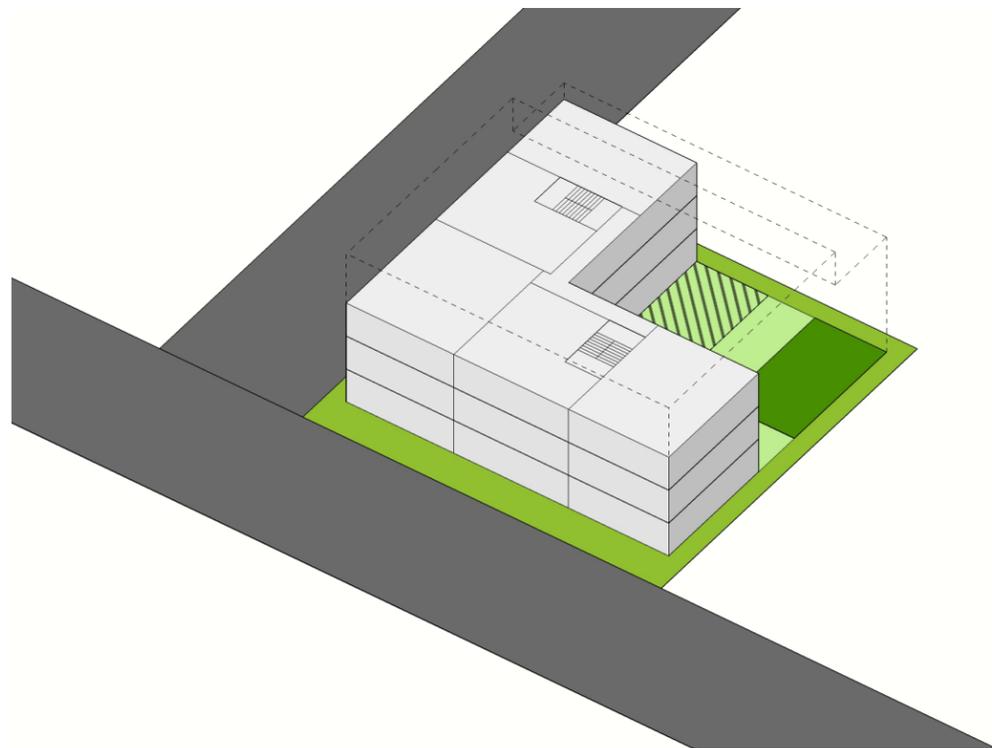
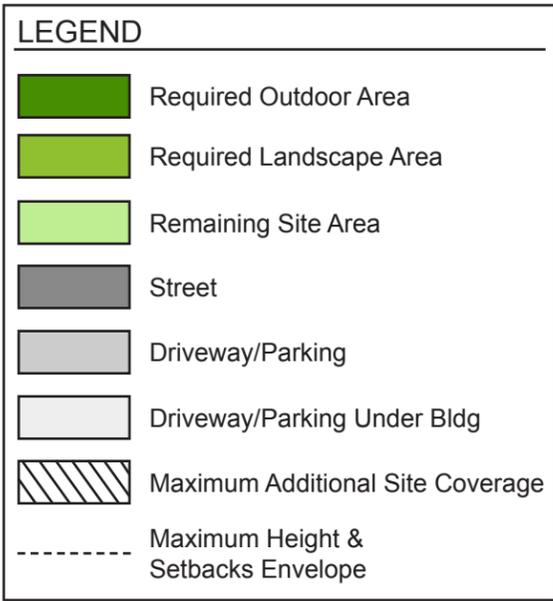
-  Required Outdoor Area
-  Required Landscape Area
-  Remaining Site Area
-  Street
-  Driveway/Parking
-  Driveway/Parking Under Bldg
-  Maximum Additional Site Coverage
-  Maximum Height & Setbacks Envelope



GROUND FLOOR PLAN

**SITE**

Dimensions: 100' x 100'  
Area: 10,000 SF



**R1 ZONE STANDARDS**

**Max FAR: 1.5 : 1**  
**Allowable Building Floor Area: 15,000 SF**

**Max Height: 45'**  
**Minimum Front Setback: 10'**  
**Minimum Side Setback: 5'**  
**Minimum Rear Setback: 5'**

**Max Building Coverage: 60% (6,000 SF)**

**Required Landscaping: 20% of site area**

**Required Outdoor Space: 48 SF / unit**

**Required Common Area: 0%**

**Required Parking Stalls: 0**

**BUILDING PROTOTYPE**

**FAR: 1.5 : 1**  
**Building Floor Area: 15,000 SF**

**Height: 30'**

**Building Coverage: 5,000 SF**

**Landscaping: 2,000 SF**

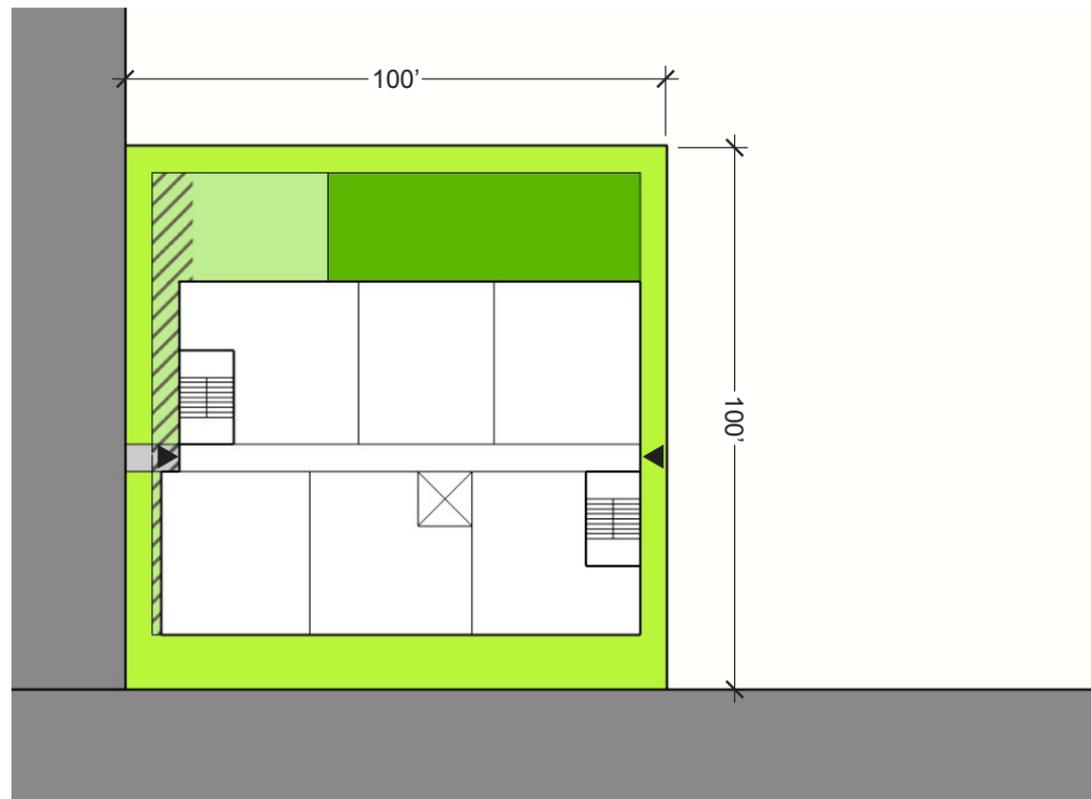
**Required Outdoor Space: 720 SF**  
(shown as part of common area)

**Common Area: 720 SF**

**Provided Parking Stalls: 0**

**Number of Units: 15**  
**Average Unit Area: 863 SF**  
**Building Efficiency: 86%**

Note: Prototype shows the building height step-down required adjacent to single-dwelling zoning, which limits building height to 35 feet within a 25-foot distance of abutting lots with single-dwelling zoning.



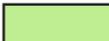
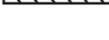
GROUND FLOOR PLAN

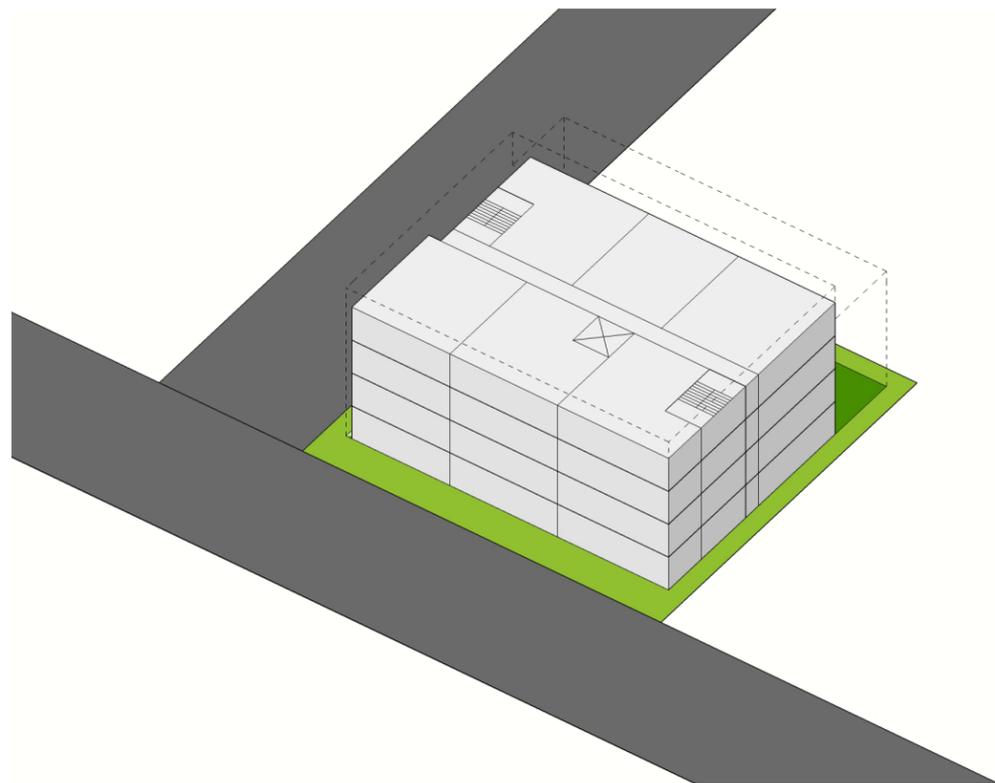
**SITE**

Dimensions: 100' x 100'  
Area: 10,000 SF



**LEGEND**

-  Required Outdoor Area
-  Required Landscape Area
-  Remaining Site Area
-  Street
-  Driveway/Parking
-  Driveway/Parking Under Bldg
-  Maximum Additional Site Coverage
-  Maximum Height & Setbacks Envelope



**R1 ZONE STANDARDS**

Max FAR: 2.25 : 1 (With Bonus)  
Allowable Building Floor Area: 22,500 SF

Max Height: 45'  
Minimum Front Setback: 10'  
Minimum Side Setback: 5'  
Minimum Rear Setback: 5'

Max Building Coverage: 60% (6,000 SF)

Required Landscaping: 20% of site area

Required Outdoor Space: 48 SF / unit

Required Common Area: 0%

Required Parking Stalls: 0

**BUILDING PROTOTYPE**

FAR: 2.25 : 1  
Building Floor Area: 22,500 SF

Height: 40'

Building Coverage: 5,625 SF

Landscaping: 2,000 SF

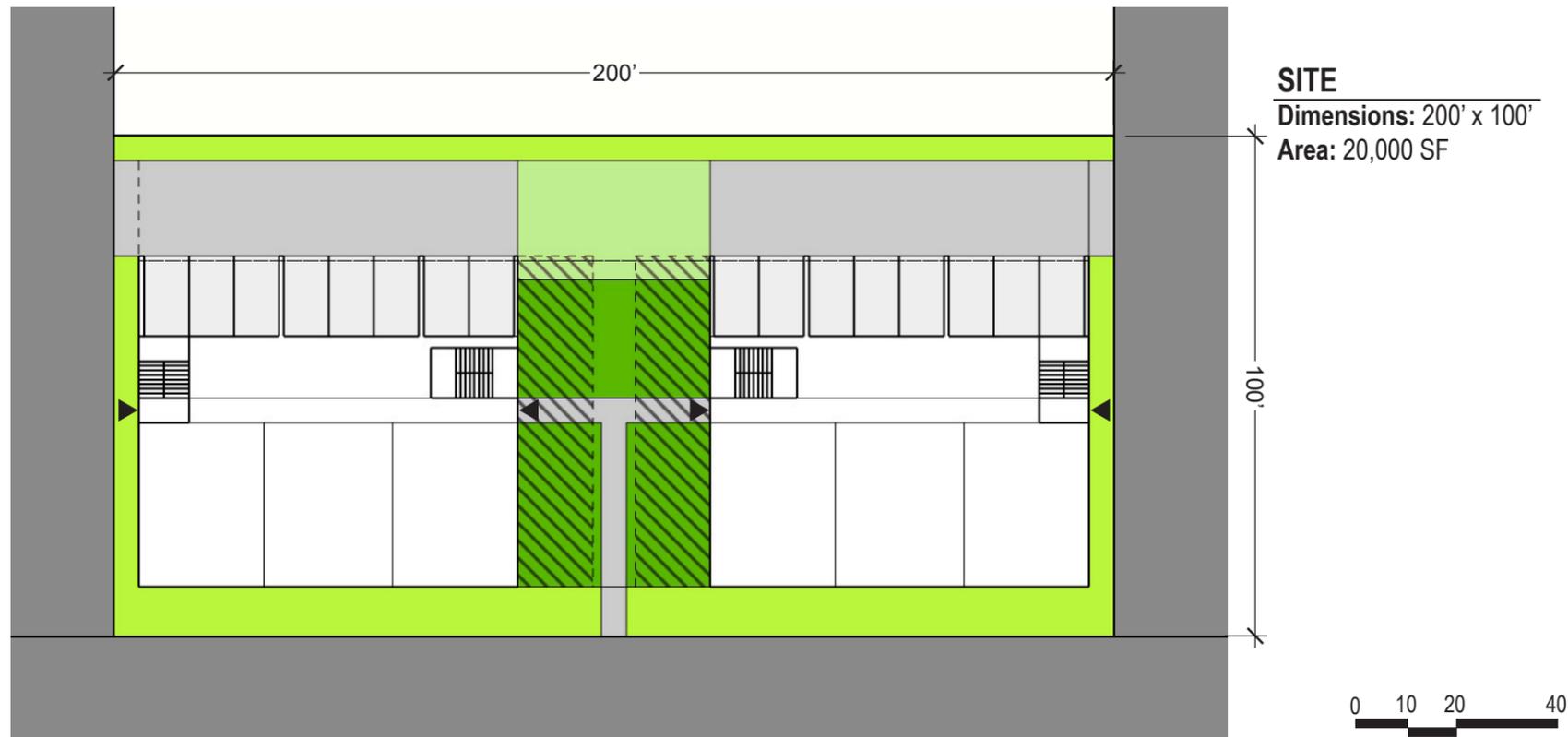
Required Outdoor Space: 1,152 SF  
(shown as part of common area)

Common Area: 1,152 SF

Provided Parking Stalls: 0

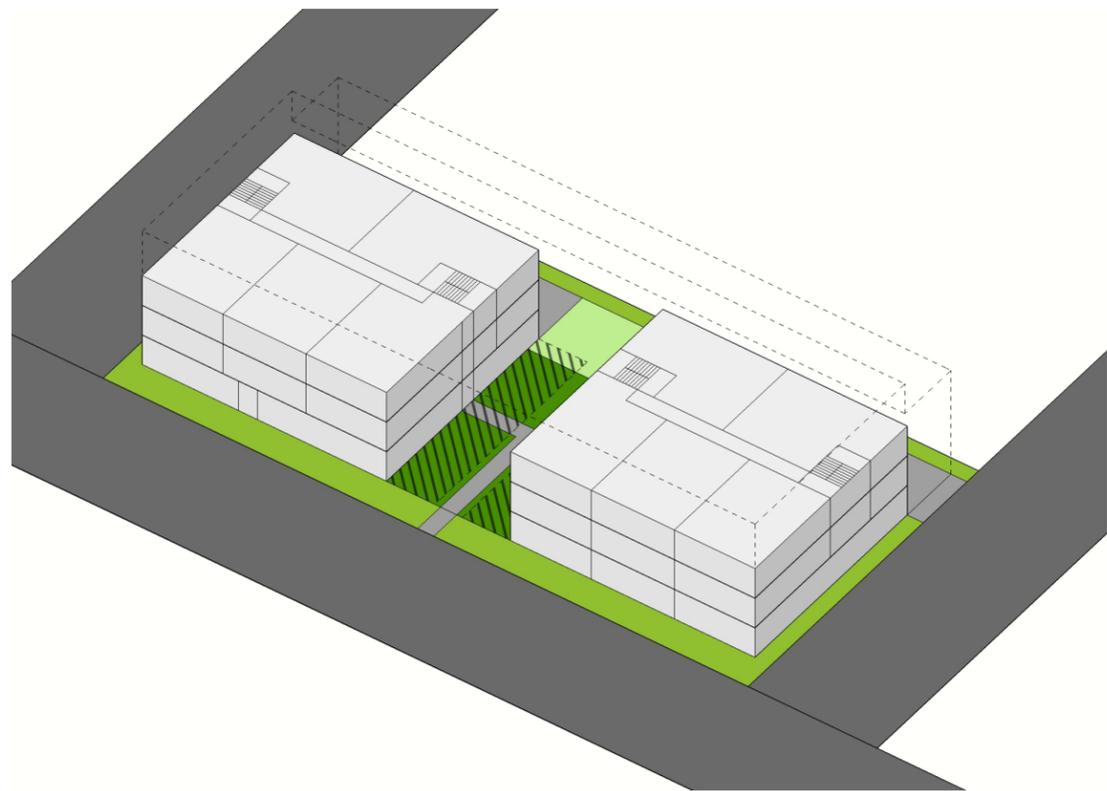
Number of Units: 24  
Average Unit Area: 793 SF  
Building Efficiency: 85%

Note: Prototype shows the building height step-down required adjacent to single-dwelling zoning, which limits building height to 35 feet within a 25-foot distance of abutting lots with single-dwelling zoning.



**SITE**  
 Dimensions: 200' x 100'  
 Area: 20,000 SF

GROUND FLOOR PLAN



LEGEND	
	Required Outdoor Area
	Required Landscape Area
	Remaining Site Area
	Street
	Driveway/Parking
	Driveway/Parking Under Bldg
	Maximum Additional Site Coverage
	Maximum Height & Setbacks Envelope

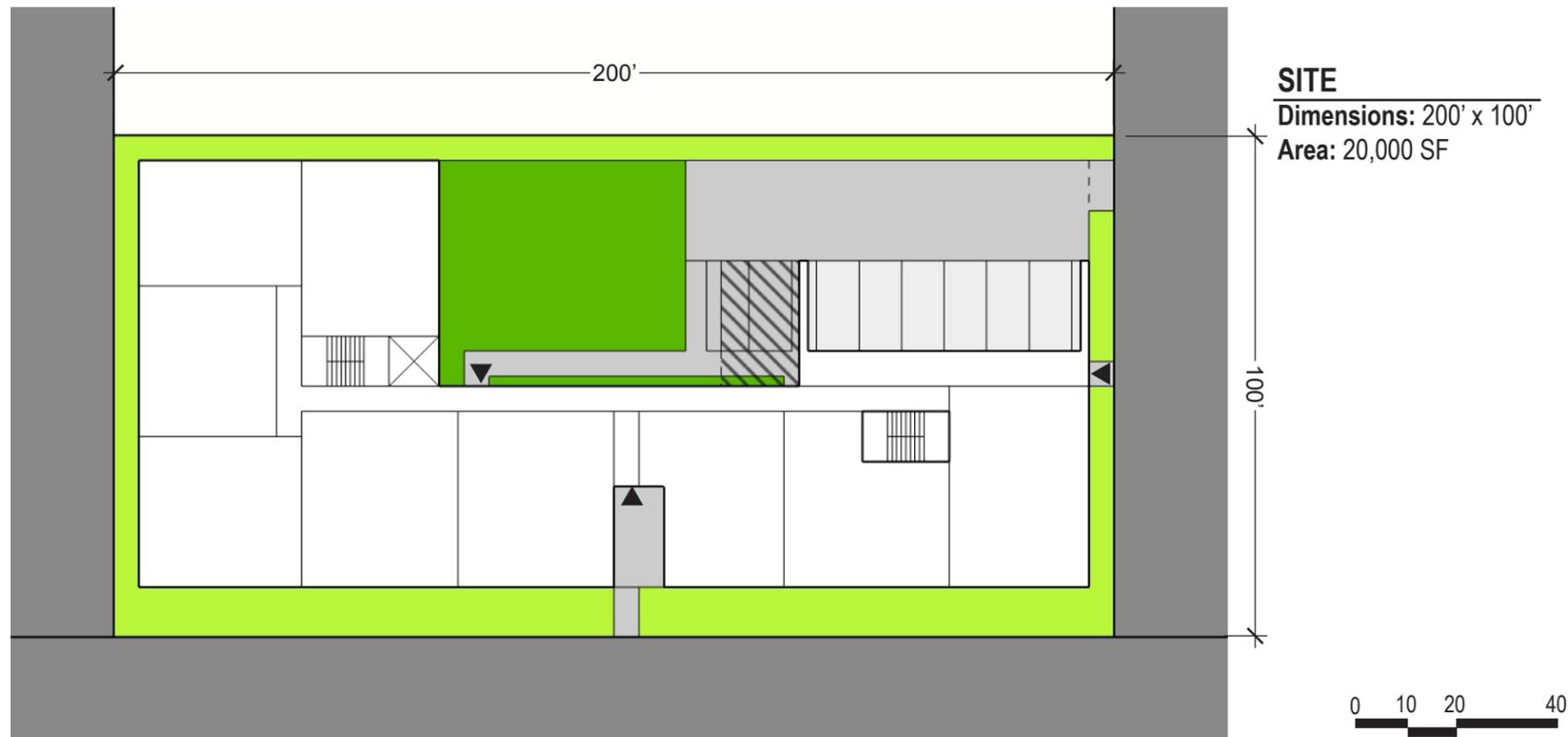
**R1 ZONE STANDARDS**

- Max FAR: 1.5 : 1
- Allowable Building Floor Area: 30,000 SF
- Max Height: 45'
- Minimum Front Setback: 10'
- Minimum Side Setback: 5'
- Minimum Rear Setback: 5'
- Max Building Coverage: 60% (12,000 SF)
- Required Landscaping: 20% of site area
- Required Outdoor Space: 48 SF / unit
- Required Common Area: 10%
- Required Parking Stalls: 0

**BUILDING PROTOTYPE**

- FAR: 1.5 : 1
- Building Floor Area: 30,000 SF
- Height: 30'
- Building Coverage: 10,000 SF
- Landscaping: 4,000 SF
- Required Outdoor Space: 1,248 SF (shown as part of common area)
- Common Area: 2,000 SF
- Provided Parking Stalls: 16
- Number of Units: 26 (13 / Building)
- Average Unit Area: 865 SF
- Building Efficiency: 75%

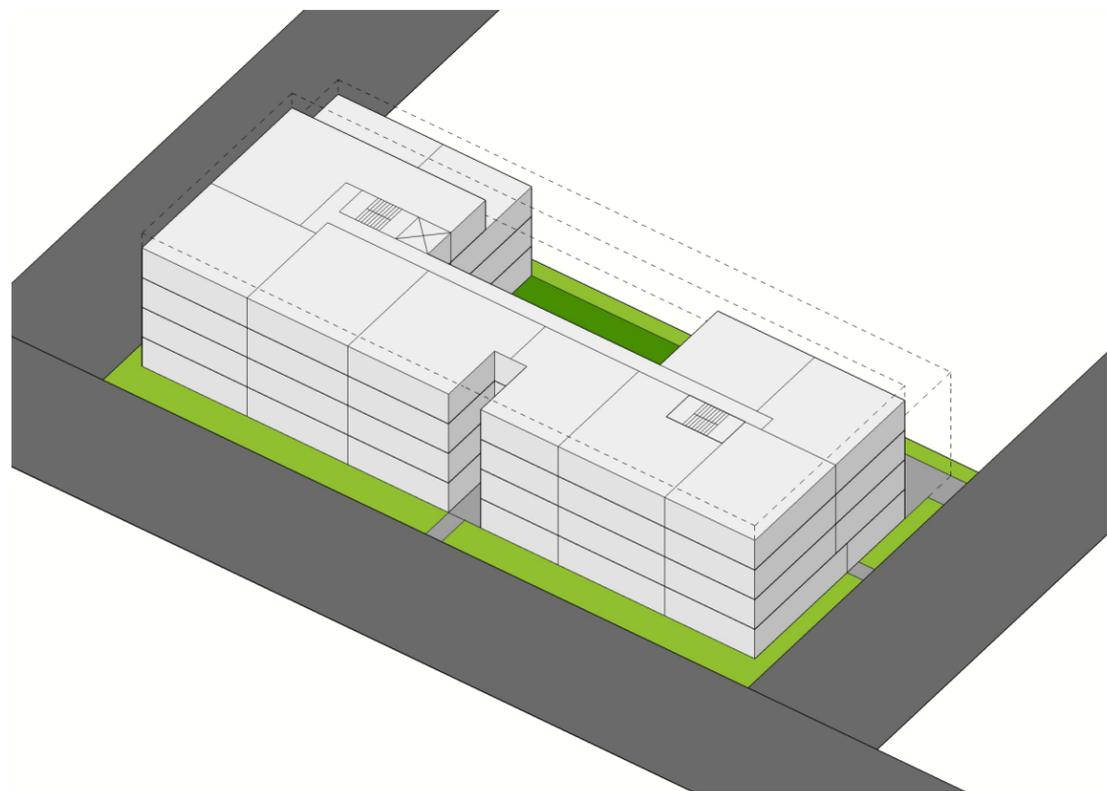
Note: Prototype shows the building height step-down required adjacent to single-dwelling zoning, which limits building height to 35 feet within a 25-foot distance of abutting lots with single-dwelling zoning.



**SITE**  
 Dimensions: 200' x 100'  
 Area: 20,000 SF



GROUND FLOOR PLAN



LEGEND	
	Required Outdoor Area
	Required Landscape Area
	Remaining Site Area
	Street
	Driveway/Parking
	Driveway/Parking Under Bldg
	Maximum Additional Site Coverage
	Maximum Height & Setbacks Envelope

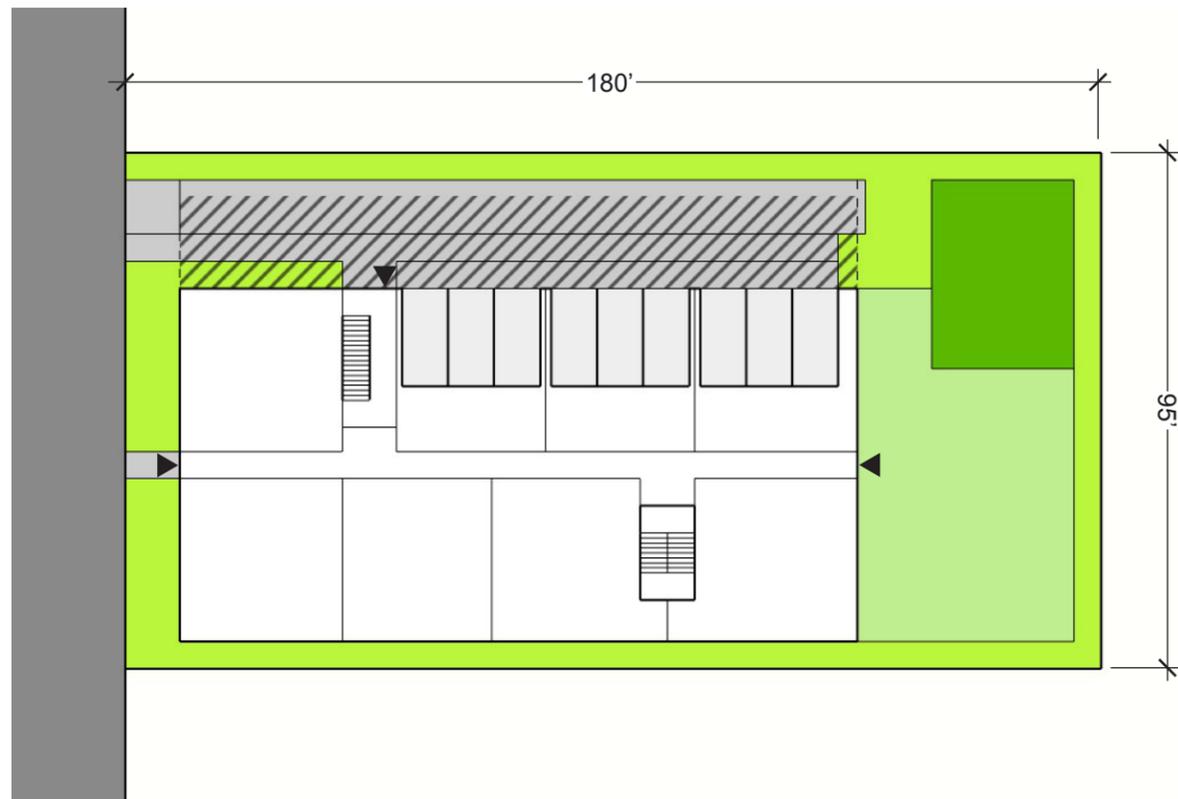
**R1 ZONE STANDARDS**

- Max FAR: 2.25 : 1 (With Bonus)
- Allowable Building Floor Area: 45,000 SF
- Max Height: 45'
- Minimum Front Setback: 10'
- Minimum Side Setback: 5'
- Minimum Rear Setback: 5'
- Max Building Coverage: 60% (12,000 SF)
- Required Landscaping: 20% of site area
- Required Outdoor Space: 48 SF / unit
- Required Common Area: 10%
- Required Parking Stalls: 0

**BUILDING PROTOTYPE**

- FAR: 2.25 : 1
- Building Floor Area: 45,000 SF
- Height: 40'
- Building Coverage: 11,550 SF
- Landscaping: 4,000 SF
- Required Outdoor Space: 1,920 SF (shown as part of common area)
- Common Area: 2,000 SF
- Provided Parking Stalls: 8
- Number of Units: 40
- Average Unit Area: 961 SF
- Building Efficiency: 86%

Note: Prototype shows the building height step-down required adjacent to single-dwelling zoning, which limits building height to 35 feet within a 25-foot distance of abutting lots with single-dwelling zoning.

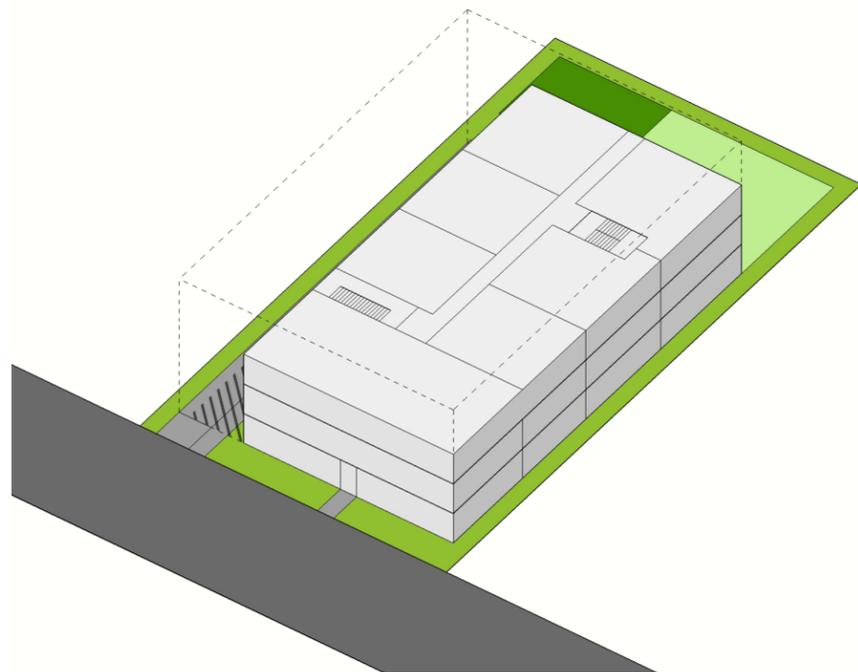


GROUND FLOOR PLAN

**SITE**  
 Dimensions: 95' x 180'  
 Area: 17,100 SF



LEGEND	
	Required Outdoor Area
	Required Landscape Area
	Remaining Site Area
	Street
	Driveway/Parking
	Driveway/Parking Under Bldg
	Maximum Additional Site Coverage
	Maximum Height & Setbacks Envelope



**R1 ZONE STANDARDS**

**Max FAR:** 1.5 : 1  
**Allowable Building Floor Area:** 25,650 SF

**Max Height:** 45'  
**Minimum Front Setback:** 10'  
**Minimum Side Setback:** 5'  
**Minimum Rear Setback:** 25% of site depth

**Max Building Coverage:** 60% (10,260 SF)

**Required Landscaping:** 20% of site area

**Required Outdoor Space:** 48 SF / unit

**Required Common Area:** 0%

**Required Parking Stalls:** 0

**BUILDING PROTOTYPE**

**FAR:** 1.43 : 1  
**Building Floor Area:** 24,375 SF

**Height:** 30'

**Building Coverage:** 8,125 SF

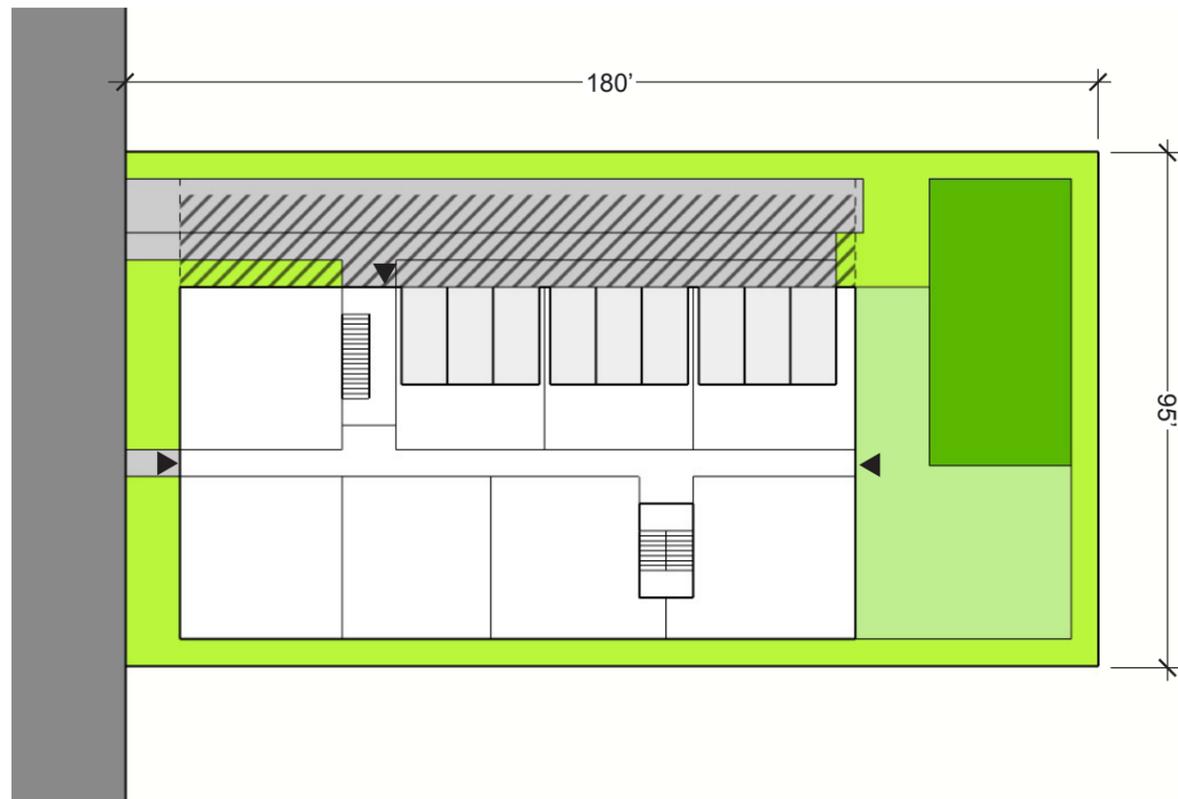
**Landscaping:** 3,420 SF

**Required Outdoor Space:** 912 SF  
 (shown as part of common area)

**Common Area:** 912 SF

**Provided Parking Stalls:** 9

**Number of Units:** 19  
**Average Unit Area:** 983 SF  
**Building Efficiency:** 76%



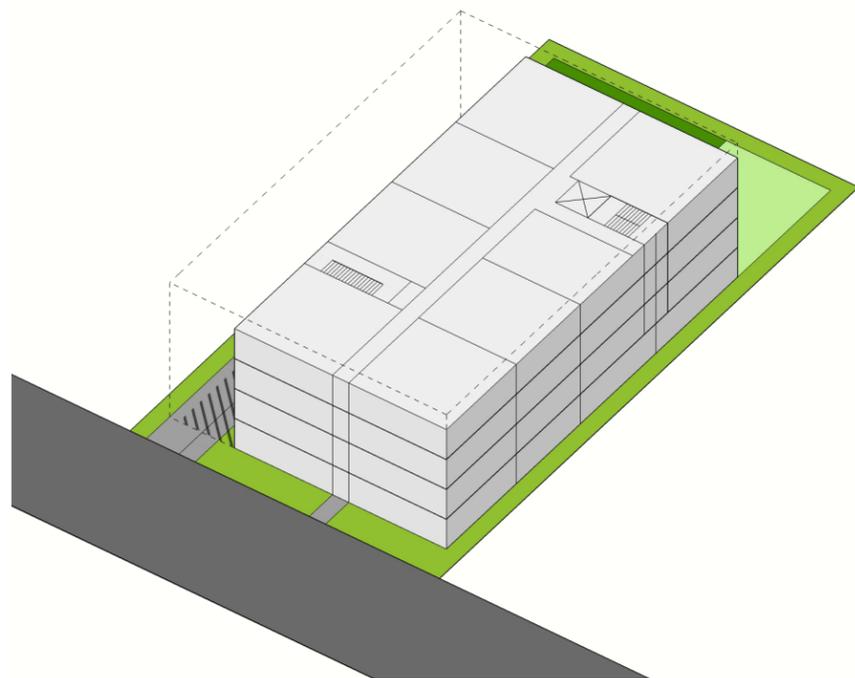
GROUND FLOOR PLAN

**SITE**

Dimensions: 95' x 180'  
Area: 17,100 SF



LEGEND	
	Required Outdoor Area
	Required Landscape Area
	Remaining Site Area
	Street
	Driveway/Parking
	Driveway/Parking Under Bldg
	Maximum Additional Site Coverage
	Maximum Height & Setbacks Envelope

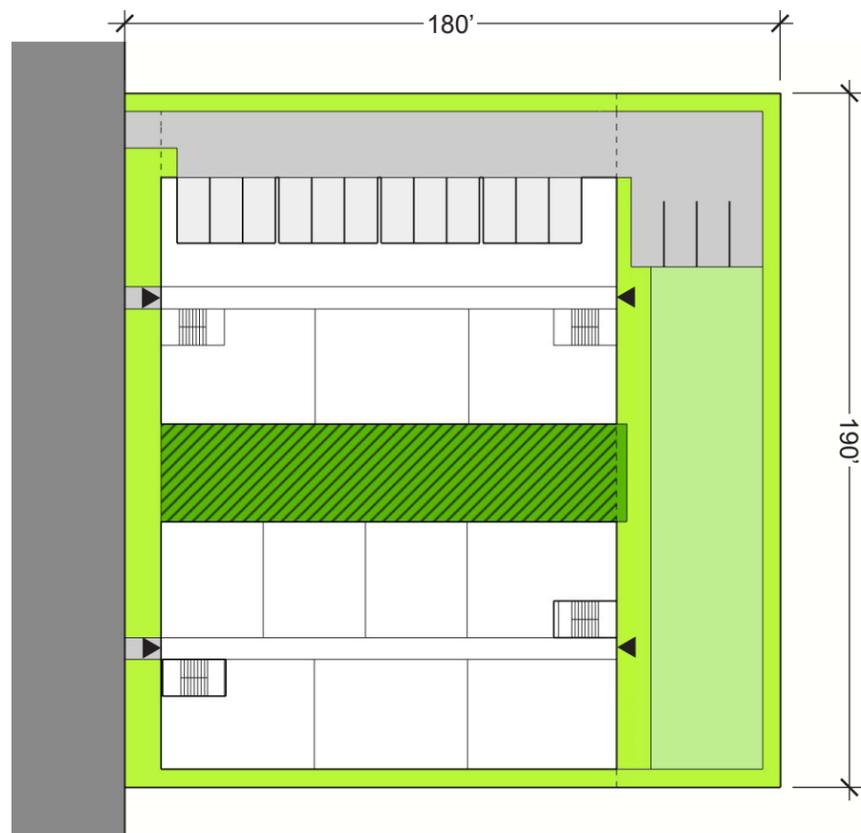


**R1 ZONE STANDARDS**

- Max FAR: 2.25 : 1 (With Bonus)
- Allowable Building Floor Area: 38,475 SF
- Max Height: 45'
- Minimum Front Setback: 10'
- Minimum Side Setback: 5'
- Minimum Rear Setback: 25% of site depth
- Max Building Coverage: 60% (10,260 SF)
- Required Landscaping: 20% of site area
- Required Outdoor Space: 48 SF / unit
- Required Common Area: 0%
- Required Parking Stalls: 0

**BUILDING PROTOTYPE**

- FAR: 1.90 : 1
- Building Floor Area: 32,500 SF
- Height: 40'
- Building Coverage: 8,125 SF
- Landscaping: 3,420 SF
- Required Outdoor Space: 1,392 SF (shown as part of common area)
- Common Area: 1,392 SF
- Provided Parking Stalls: 9
- Number of Units: 29
- Average Unit Area: 851 SF
- Building Efficiency: 76%



GROUND FLOOR PLAN

**SITE**

Dimensions: 190' x 180'  
Area: 34,200 SF

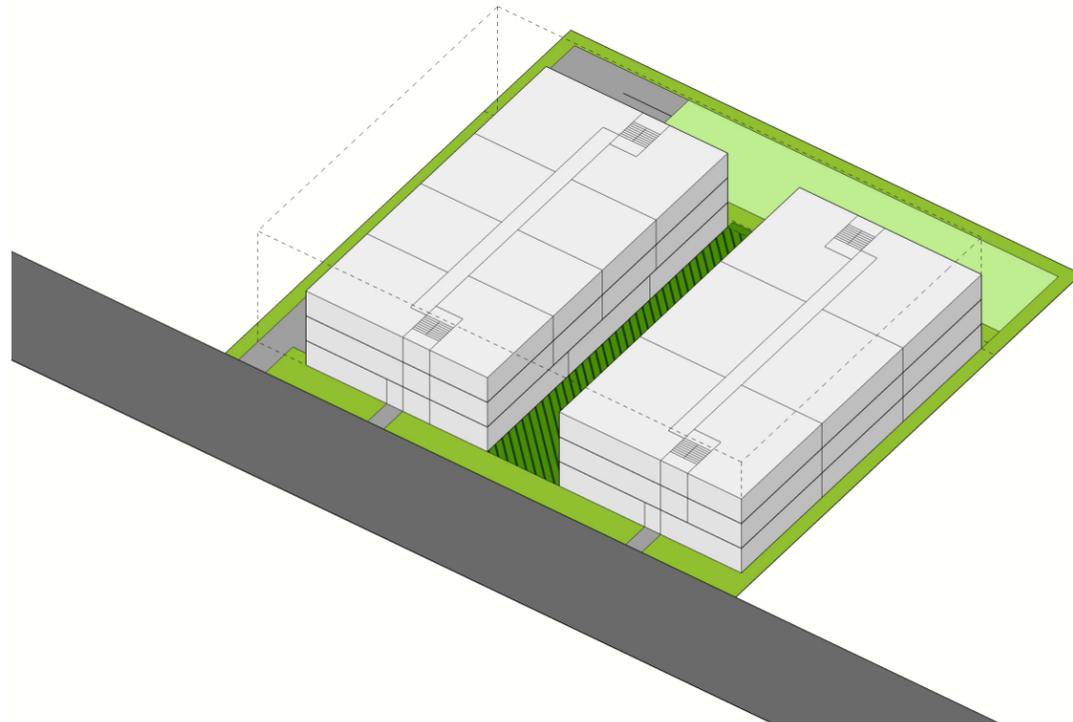


**R1 ZONE STANDARDS**

- Max FAR: 1.5 : 1
- Allowable Building Floor Area: 51,300 SF
- Max Height: 45'
- Minimum Front Setback: 10'
- Minimum Side Setback: 5'
- Minimum Rear Setback: 25% of site depth
- Max Building Coverage: 60% (20,520 SF)
- Required Landscaping: 20% of site area
- Required Outdoor Space: 48 SF / unit
- Required Common Area: 10%
- Required Parking Stalls: 8

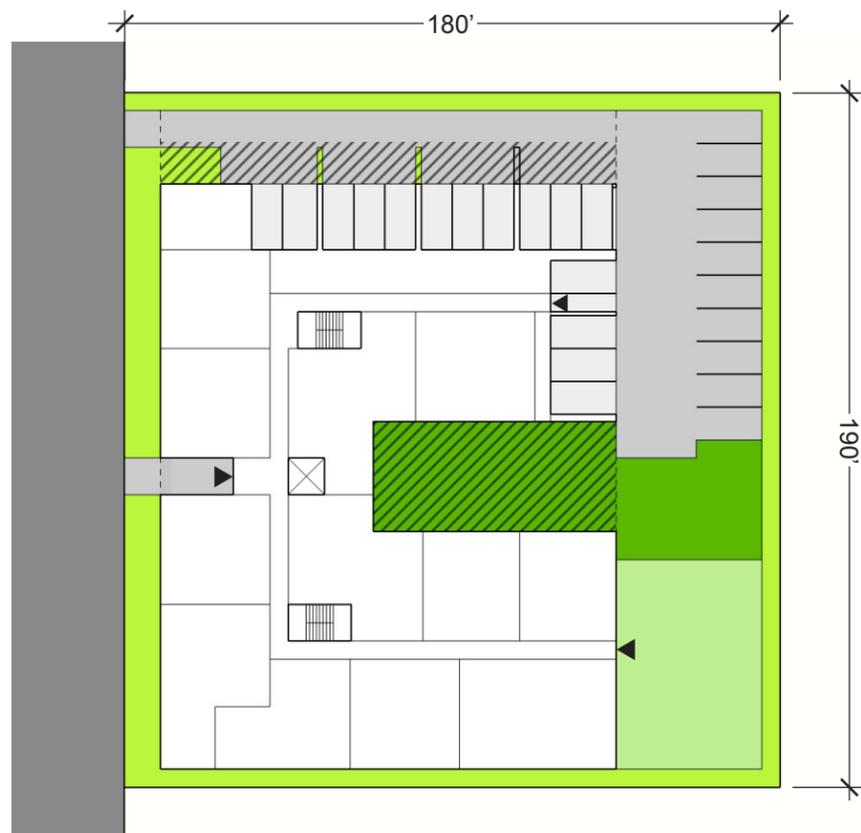
**BUILDING PROTOTYPE**

- FAR: 1.48 : 1
- Building Floor Area: 50,707 SF
- Height: 30'
- Building Coverage: 16,902 SF
- Landscaping: 6,840 SF
- Required Outdoor Space: 1,824 SF  
(shown as part of common area)
- Common Area: 3,420 SF
- Provided Parking Stalls: 16
- Number of Units: 38
- Average Unit Area: 1,078 SF
- Building Efficiency: 81%



**LEGEND**

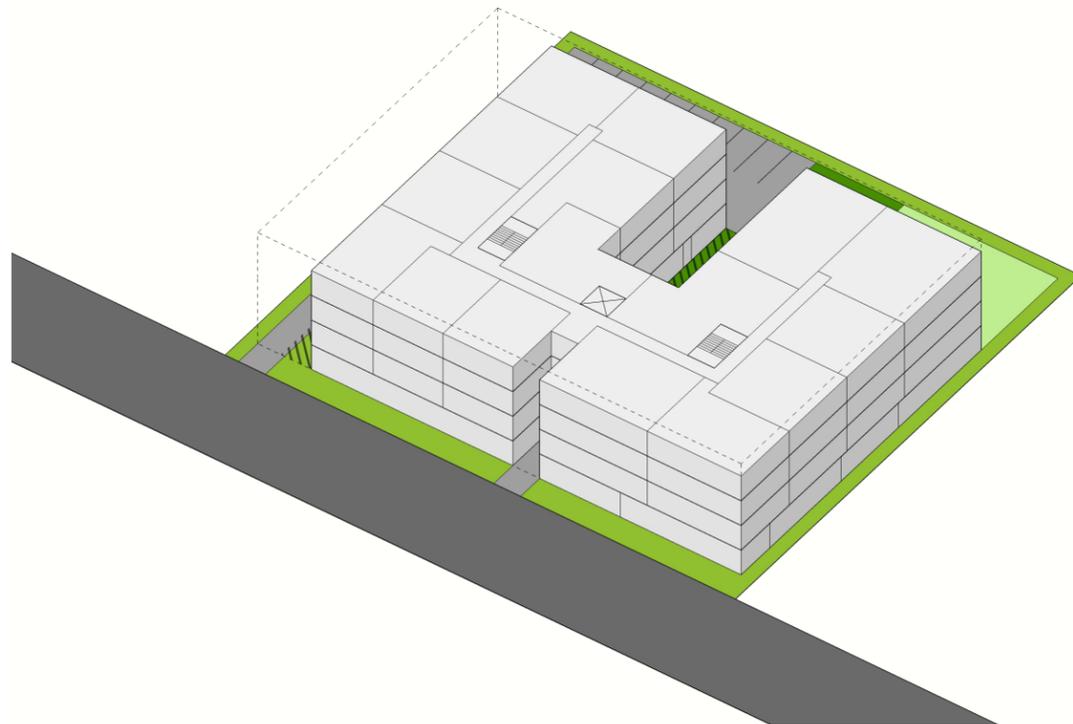
- Required Outdoor Area
- Required Landscape Area
- Remaining Site Area
- Street
- Driveway/Parking
- Driveway/Parking Under Bldg
- Maximum Additional Site Coverage
- Maximum Height & Setbacks Envelope



GROUND FLOOR PLAN

**SITE**

Dimensions: 190' x 180'  
 Area: 34,200 SF



LEGEND	
	Required Outdoor Area
	Required Landscape Area
	Remaining Site Area
	Street
	Driveway/Parking
	Driveway/Parking Under Bldg
	Maximum Additional Site Coverage
	Maximum Height & Setbacks Envelope

**R1 ZONE STANDARDS**

Max FAR: 2.25 : 1 (With Bonus)  
 Allowable Building Floor Area: 76,950 SF

Max Height: 45'  
 Minimum Front Setback: 10'  
 Minimum Side Setback: 5'  
 Minimum Rear Setback: 25% of site depth

Max Building Coverage: 60% (20,520 SF)

Required Landscaping: 20% of site area

Required Outdoor Space: 48 SF / unit

Required Common Area: 10%

Required Parking Stalls: 0

**BUILDING PROTOTYPE**

FAR: 2.08 : 1  
 Building Floor Area: 71,200 SF

Height: 40'

Building Coverage: 17,800 SF

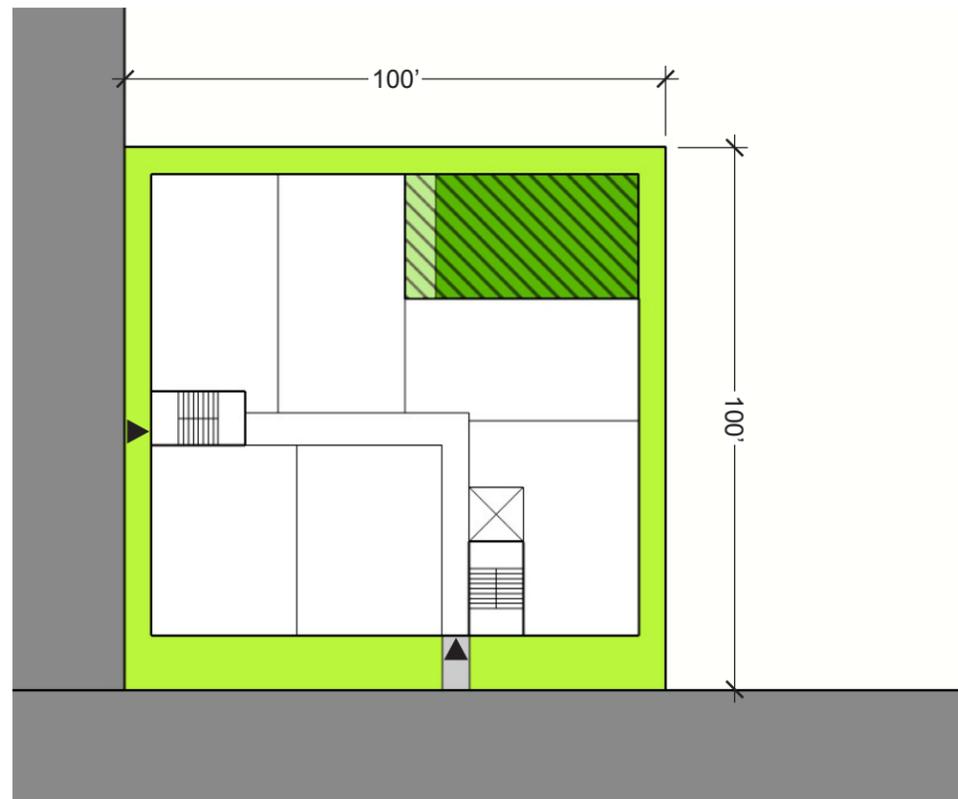
Landscaping: 6,840 SF

Required Outdoor Space: 2,880 SF  
 (shown as part of common area)

Common Area: 3,420 SF

Provided Parking Stalls: 25

Number of Units: 60  
 Average Unit Area: 869 SF  
 Building Efficiency: 85%



GROUND FLOOR PLAN

**SITE**

Dimensions: 100' x 100'  
Area: 10,000 SF



LEGEND	
	Required Outdoor Area
	Required Landscape Area
	Remaining Site Area
	Street
	Driveway/Parking
	Driveway/Parking Under Bldg
	Maximum Additional Site Coverage
	Maximum Height & Setbacks Envelope

**RH ZONE STANDARDS**

Max FAR: 2 : 1  
Allowable Building Floor Area: 20,000 SF

Max Height: 65'  
Minimum Front Setback: 10'  
Minimum Side Setback: 5'  
Minimum Rear Setback: 5'

Max Building Coverage: 85% (8,500 SF)

Required Landscaping: 15% of site area

Required Outdoor Space: 48 SF / unit

Required Common Area: 0%

Required Parking Stalls: 0

**BUILDING PROTOTYPE**

FAR: 2 : 1  
Building Floor Area: 20,000 SF

Height: 30'

Building Coverage: 6,666 SF

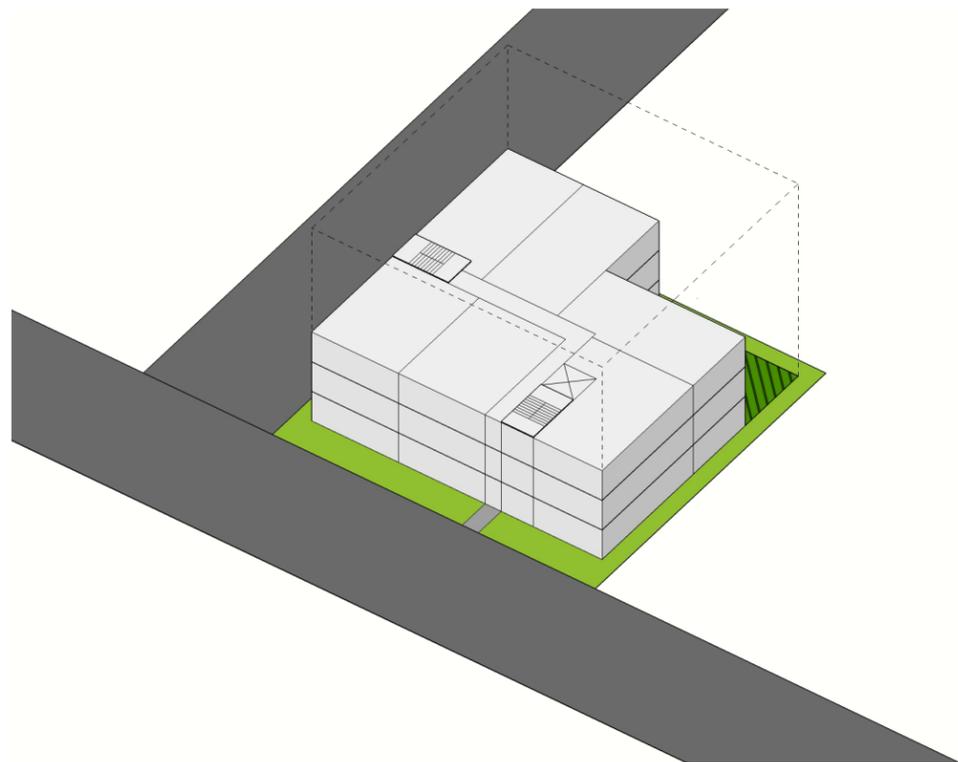
Landscaping: 1,500 SF

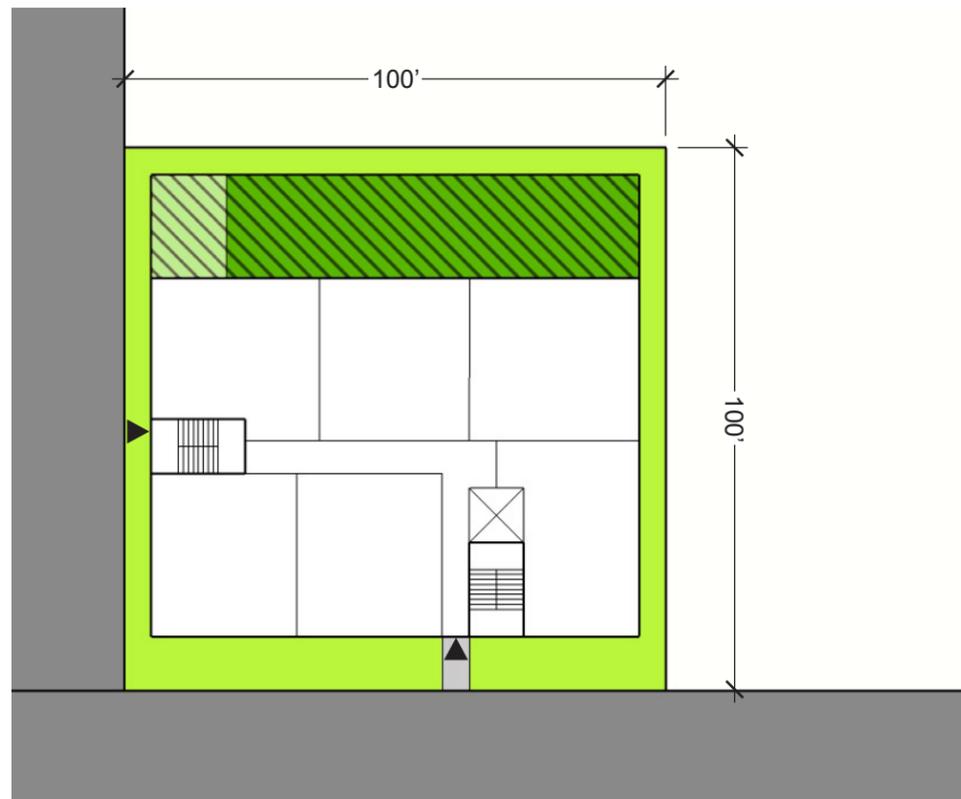
Required Outdoor Space: 864 SF  
(shown as part of common area)

Common Area: 864 SF

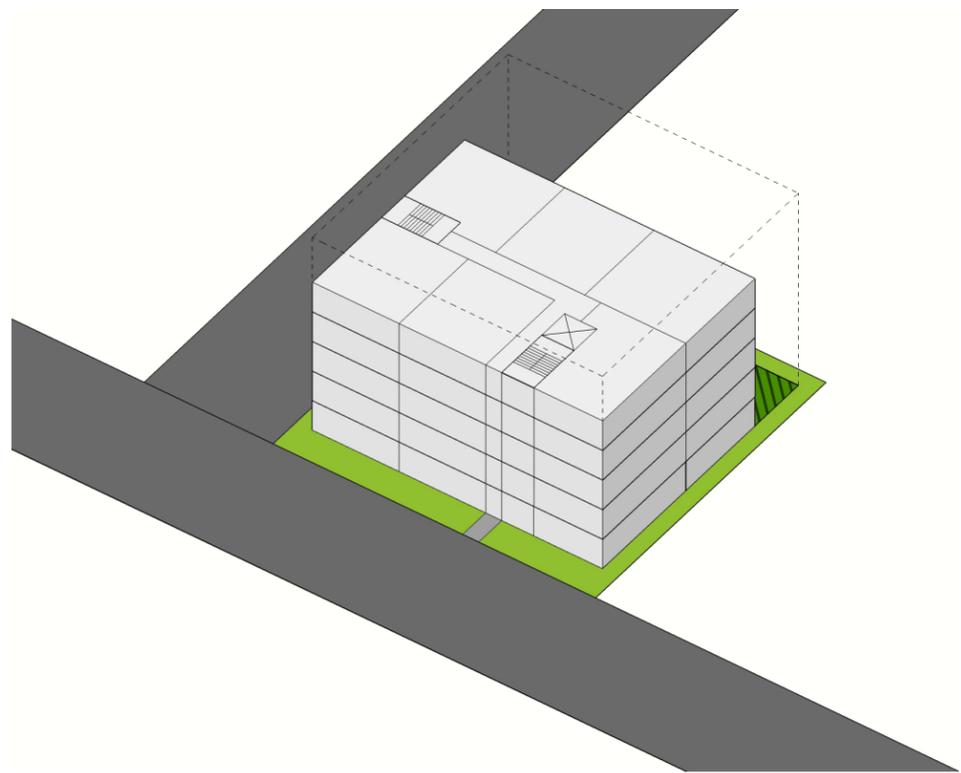
Provided Parking Stalls: 0

Number of Units: 18  
Average Unit Area: 964 SF  
Building Efficiency: 87%





GROUND FLOOR PLAN

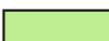


**SITE**

Dimensions: 100' x 100'  
Area: 10,000 SF



**LEGEND**

-  Required Outdoor Area
-  Required Landscape Area
-  Remaining Site Area
-  Street
-  Driveway/Parking
-  Driveway/Parking Under Bldg
-  Maximum Additional Site Coverage
-  Maximum Height & Setbacks Envelope

**RH ZONE STANDARDS**

Max FAR: 3 : 1 (With Bonus)  
Allowable Building Floor Area: 30,000 SF

Max Height: 65'  
Minimum Front Setback: 10'  
Minimum Side Setback: 5'  
Minimum Rear Setback: 5'

Max Building Coverage: 85% (8,500 SF)

Required Landscaping: 15% of site area

Required Outdoor Space: 48 SF / unit

Required Common Area: 0%

Required Parking Stalls: 0

**BUILDING PROTOTYPE**

FAR: 2.97 : 1  
Building Floor Area: 29,700 SF

Height: 50'

Building Coverage: 5,000 SF

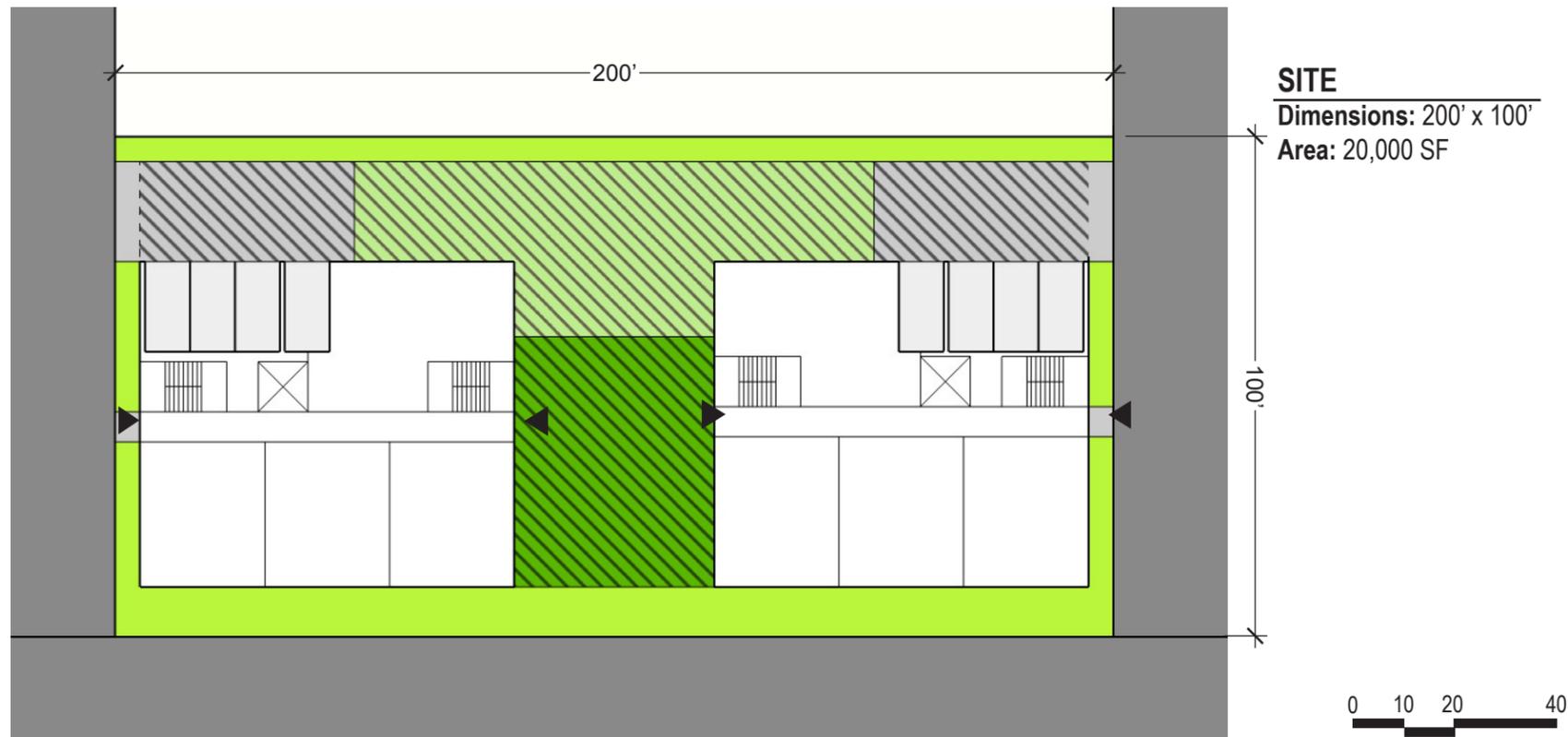
Landscaping: 1,500 SF

Required Outdoor Space: 1,440 SF  
(shown as part of common area)

Common Area: 1,440 SF

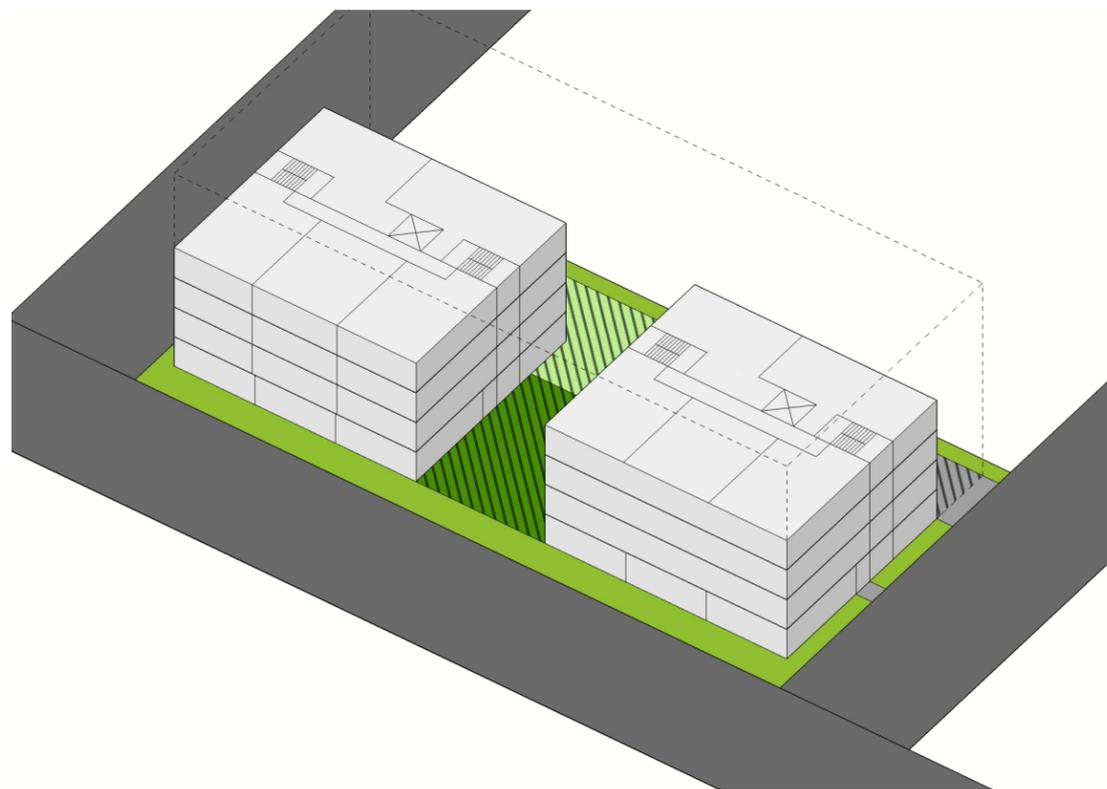
Provided Parking Stalls: 0

Number of Units: 30  
Average Unit Area: 842 SF  
Building Efficiency: 85%



**SITE**  
 Dimensions: 200' x 100'  
 Area: 20,000 SF

GROUND FLOOR PLAN



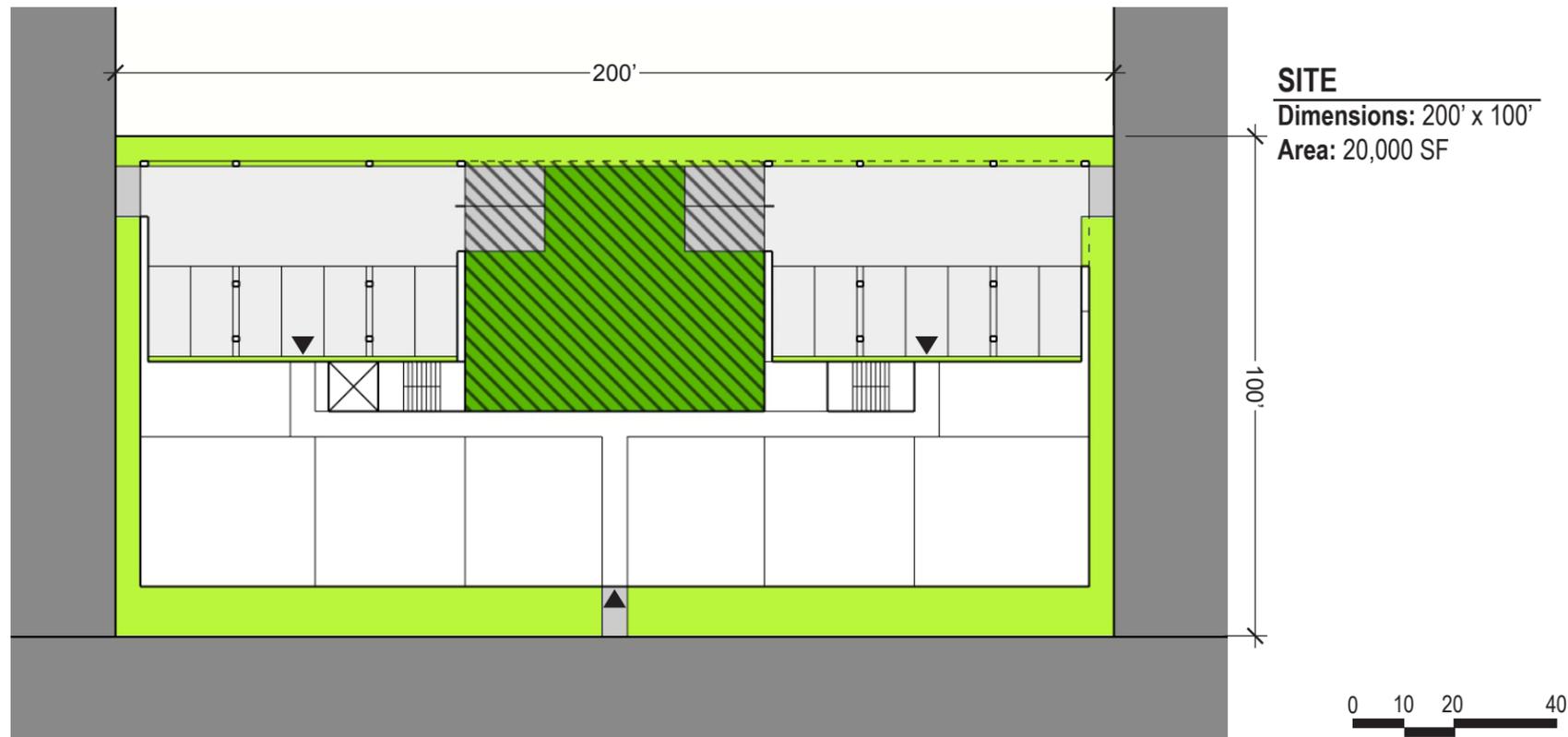
LEGEND	
	Required Outdoor Area
	Required Landscape Area
	Remaining Site Area
	Street
	Driveway/Parking
	Driveway/Parking Under Bldg
	Maximum Additional Site Coverage
	Maximum Height & Setbacks Envelope

**RH ZONE STANDARDS**

- Max FAR: 2 : 1
- Allowable Building Floor Area: 40,000 SF
- Max Height: 65'
- Minimum Front Setback: 10'
- Minimum Side Setback: 5'
- Minimum Rear Setback: 5'
- Max Building Coverage: 85% (17,000 SF)
- Required Landscaping: 15% of site area
- Required Outdoor Space: 48 SF / unit
- Required Common Area: 10%
- Required Parking Stalls: 8

**BUILDING PROTOTYPE**

- FAR: 1.95 : 1
- Building Floor Area: 39,000 SF
- Height: 40'
- Building Coverage: 9,750 SF
- Landscaping: 3,000 SF
- Required Outdoor Space: 1,824 SF (shown as part of common area)
- Common Area: 2,000 SF
- Provided Parking Stalls: 8
- Number of Units: 38 (19 / Building)
- Average Unit Area: 820 SF
- Building Efficiency: 80%



**SITE**  
 Dimensions: 200' x 100'  
 Area: 20,000 SF

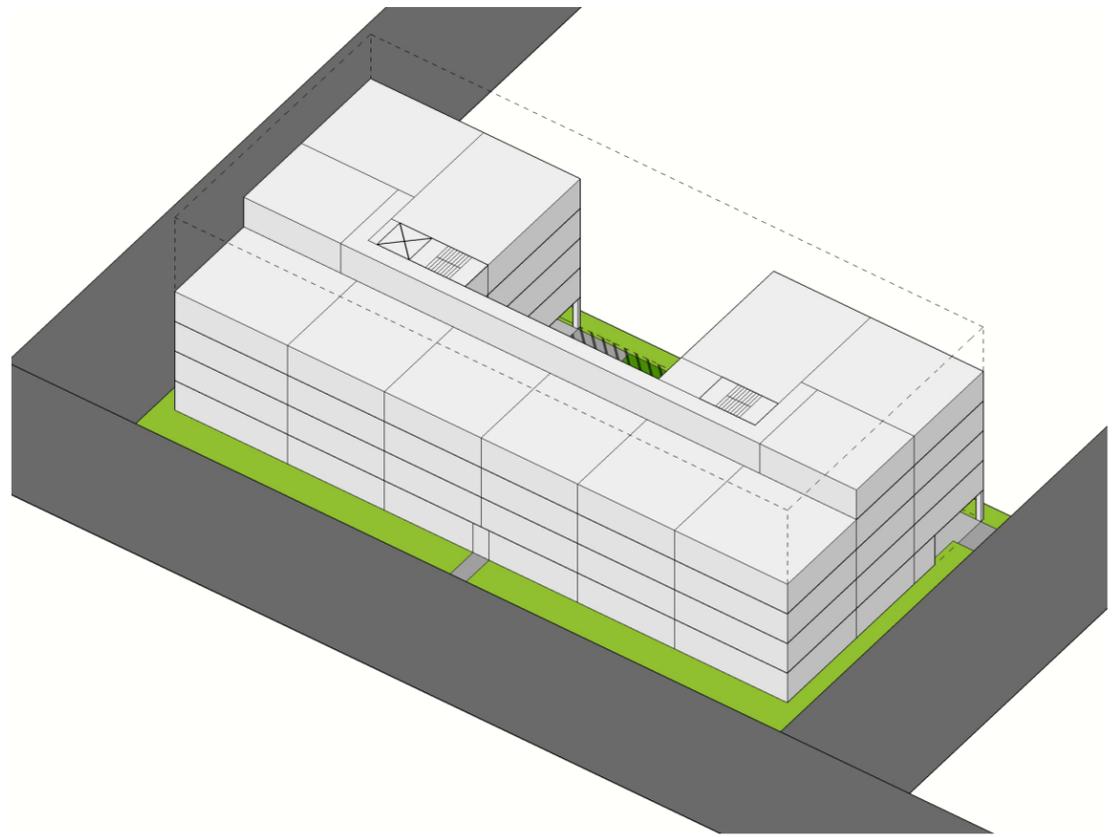
**RH ZONE STANDARDS**

- Max FAR: 3 : 1 (With Bonus)
- Allowable Building Floor Area: 60,000 SF
- Max Height: 65'
- Minimum Front Setback: 10'
- Minimum Side Setback: 5'
- Minimum Rear Setback: 5'
- Max Building Coverage: 85% (17,000 SF)
- Required Landscaping: 15% of site area
- Required Outdoor Space: 48 SF / unit
- Required Common Area: 10%
- Required Parking Stalls: 0

**BUILDING PROTOTYPE**

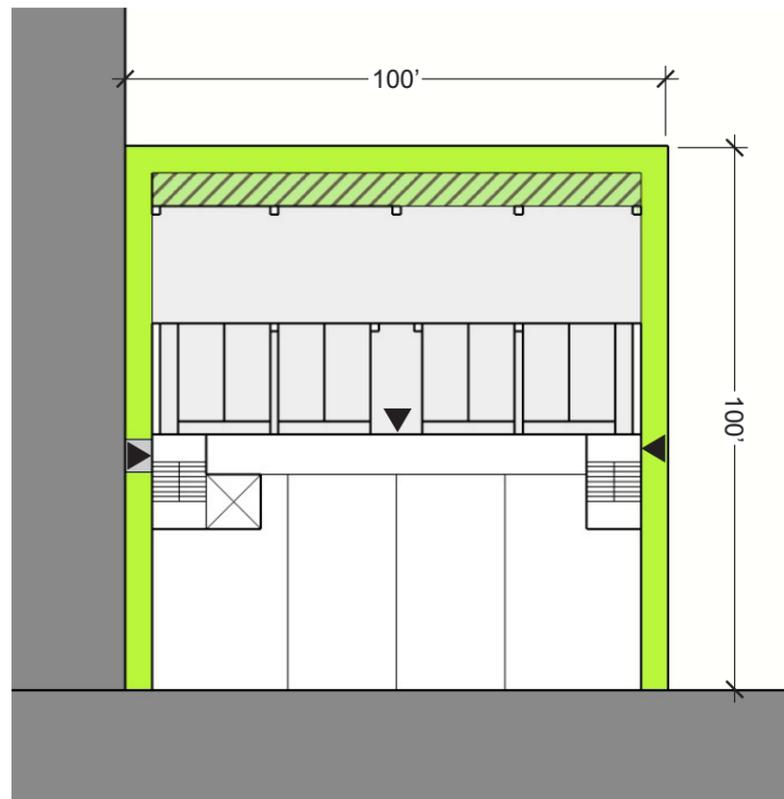
- FAR: 3 : 1
- Building Floor Area: 60,000 SF
- Height: 50'
- Building Coverage: 13,150 SF
- Landscaping: 3,000 SF
- Required Outdoor Space: 2,304 SF (shown as part of common area)
- Common Area: 2,304 SF
- Provided Parking Stalls: 18
- Number of Units: 48
- Average Unit Area: 975 SF
- Building Efficiency: 78%

GROUND FLOOR PLAN

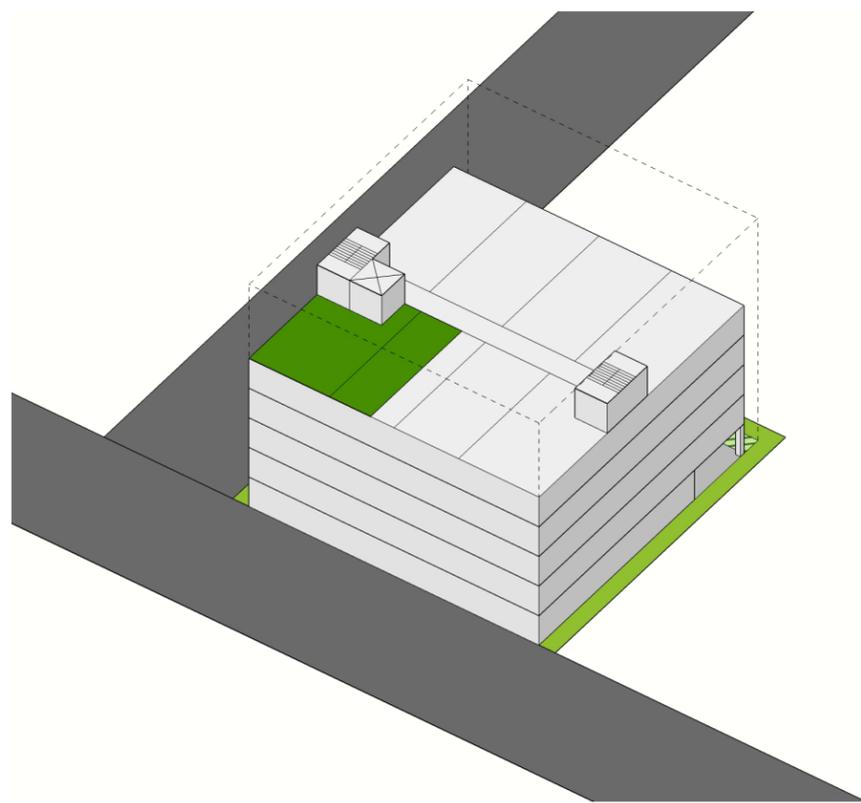


**LEGEND**

- Required Outdoor Area
- Required Landscape Area
- Remaining Site Area
- Street
- Driveway/Parking
- Driveway/Parking Under Bldg
- Maximum Additional Site Coverage
- Maximum Height & Setbacks Envelope



GROUND FLOOR PLAN

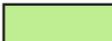
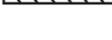


**SITE**

Dimensions: 100' x 100'  
Area: 10,000 SF



**LEGEND**

-  Required Outdoor Area
-  Required Landscape Area
-  Remaining Site Area
-  Street
-  Driveway/Parking
-  Driveway/Parking Under Bldg
-  Maximum Additional Site Coverage
-  Maximum Height & Setbacks Envelope

**RH ZONE STANDARDS**

**Max FAR: 4 : 1**  
**Allowable Building Floor Area: 40,000 SF**

**Max Height: 65'**  
**Minimum Front Setback: 0'**  
**Minimum Side Setback: 5'**  
**Minimum Rear Setback: 5'**

**Max Building Coverage: 85% (8,500 SF)**

**Required Landscaping: 15% of site area**

**Required Outdoor Space: 36 SF / unit**

**Required Common Area: 0%**

**Required Parking Stalls: 8**

**BUILDING PROTOTYPE**

**FAR: 4 : 1**  
**Building Floor Area: 40,000 SF**

**Height: 50'**

**Building Coverage: 8,000 SF**

**Landscaping: 1,500 SF**

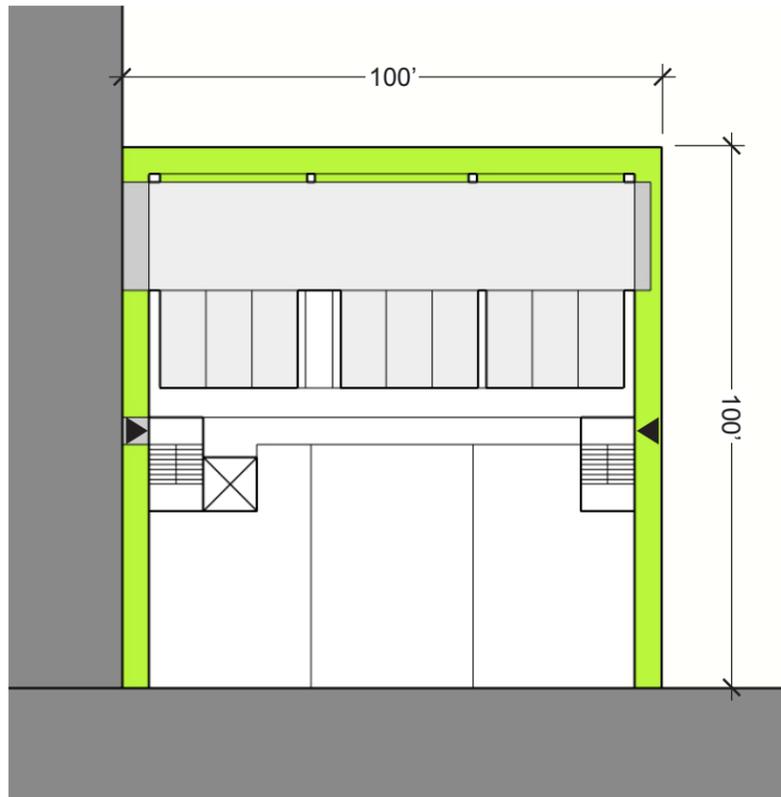
**Required Outdoor Space: 1,296 SF**  
(shown as part of common area)

**Common Area: 1,296 SF**

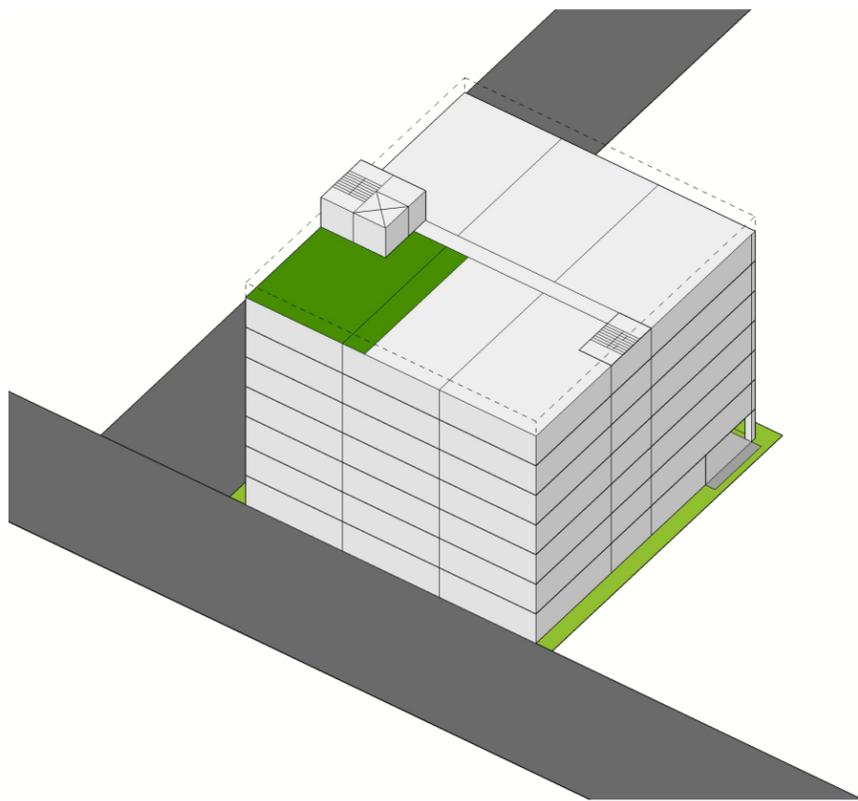
**Provided Parking Stalls: 8**

**Number of Units: 36**  
**Average Unit Area: 873 SF**  
**Building Efficiency: 79%**

Note: The 36 units in this prototype would trigger mandatory inclusionary housing requirements and allowances for additional FAR.



GROUND FLOOR PLAN

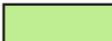
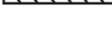


**SITE**

Dimensions: 100' x 100'  
Area: 10,000 SF



**LEGEND**

-  Required Outdoor Area
-  Required Landscape Area
-  Remaining Site Area
-  Street
-  Driveway/Parking
-  Driveway/Parking Under Bldg
-  Maximum Additional Site Coverage
-  Maximum Height & Setbacks Envelope

**RH ZONE STANDARDS**

Max FAR: 6 : 1 (With Bonus)  
Allowable Building Floor Area: 60,000 SF

Max Height: 75'  
Minimum Front Setback: 0'  
Minimum Side Setback: 5'  
Minimum Rear Setback: 5'

Max Building Coverage: 85% (8,500 SF)

Required Landscaping: 15% of site area

Required Outdoor Space: 36 SF / unit

Required Common Area: 0%

Required Parking Stalls: 0

**BUILDING PROTOTYPE**

FAR: 5.99 : 1  
Building Floor Area: 59,850 SF

Height: 70'

Building Coverage: 8,500 SF

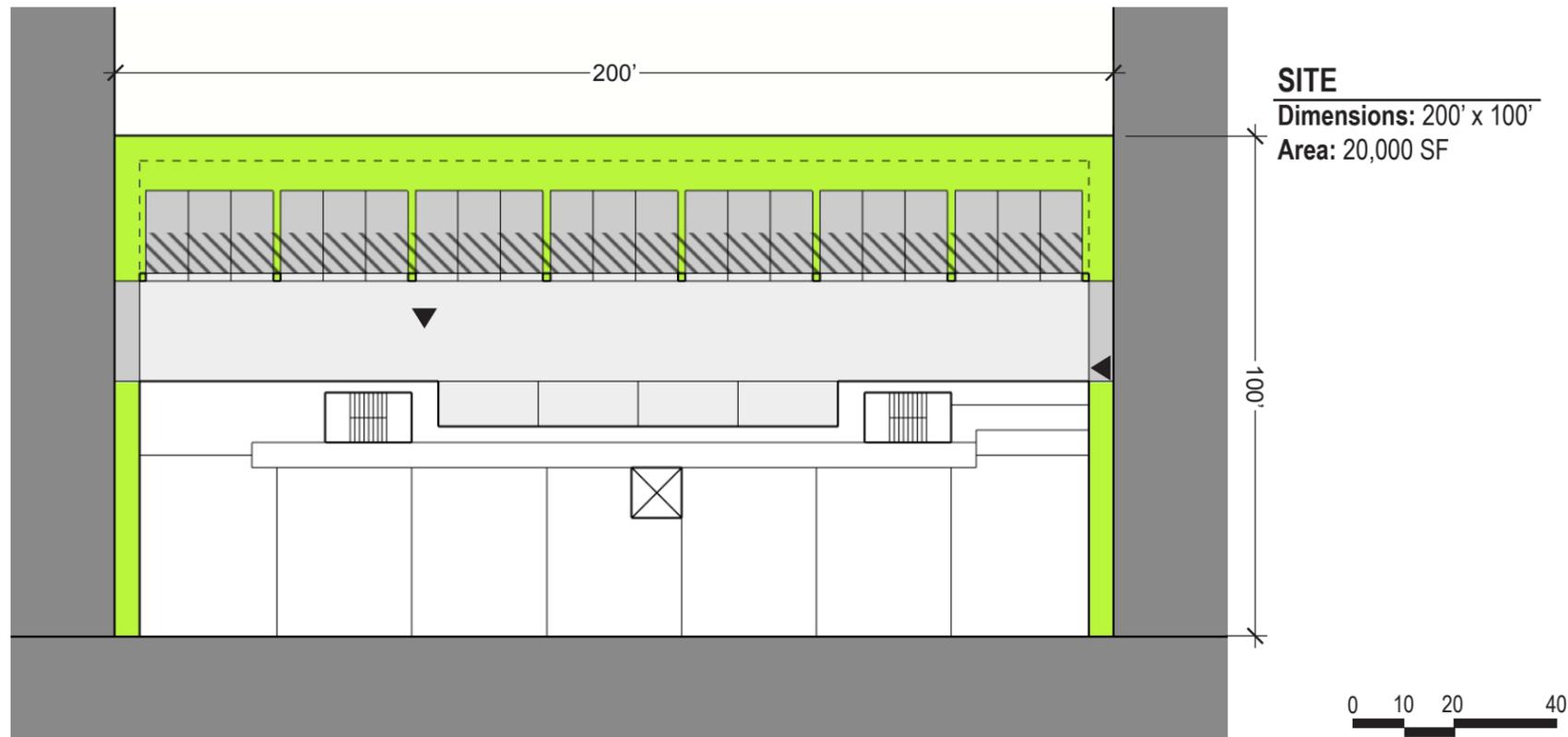
Landscaping: 1,500 SF

Required Outdoor Space: 1,404 SF  
(shown as part of common area)

Common Area: 1,404 SF

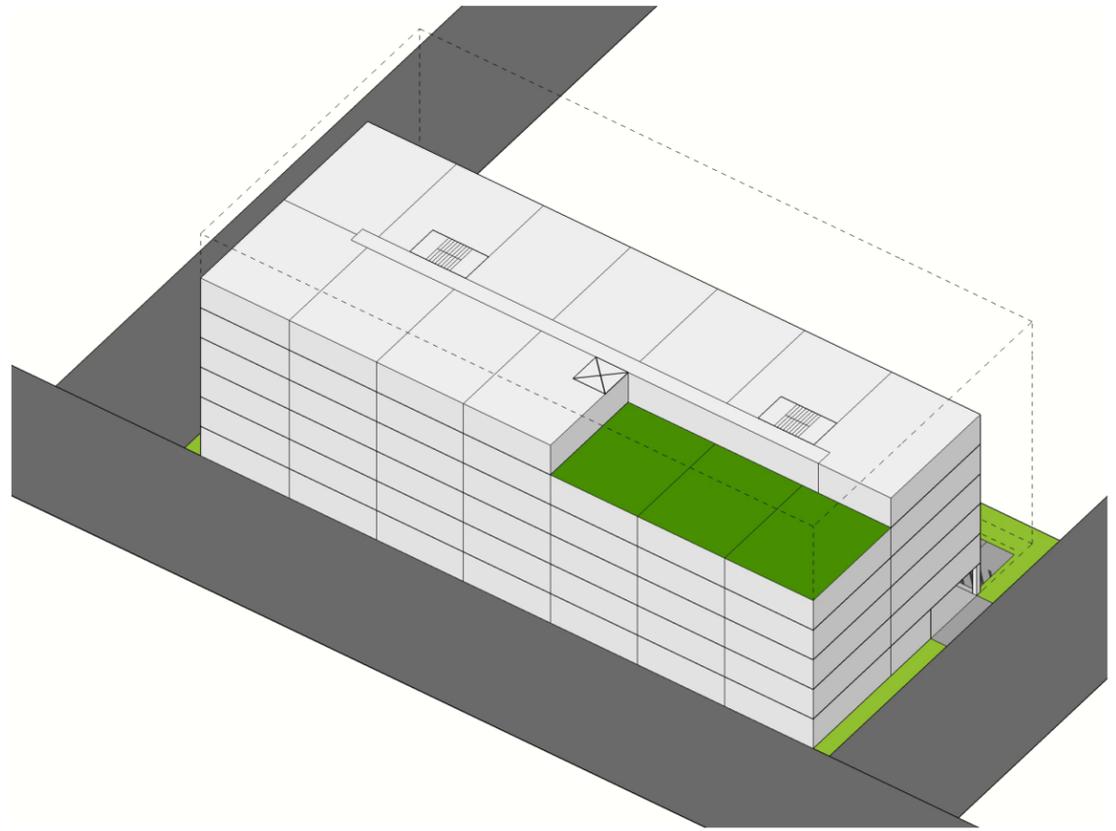
Provided Parking Stalls: 9

Number of Units: 39  
Average Unit Area: 1,284 SF  
Building Efficiency: 84%



**SITE**  
 Dimensions: 200' x 100'  
 Area: 20,000 SF

GROUND FLOOR PLAN



**LEGEND**

- Required Outdoor Area
- Required Landscape Area
- Remaining Site Area
- Street
- Driveway/Parking
- Driveway/Parking Under Bldg
- Maximum Additional Site Coverage
- Maximum Height & Setbacks Envelope

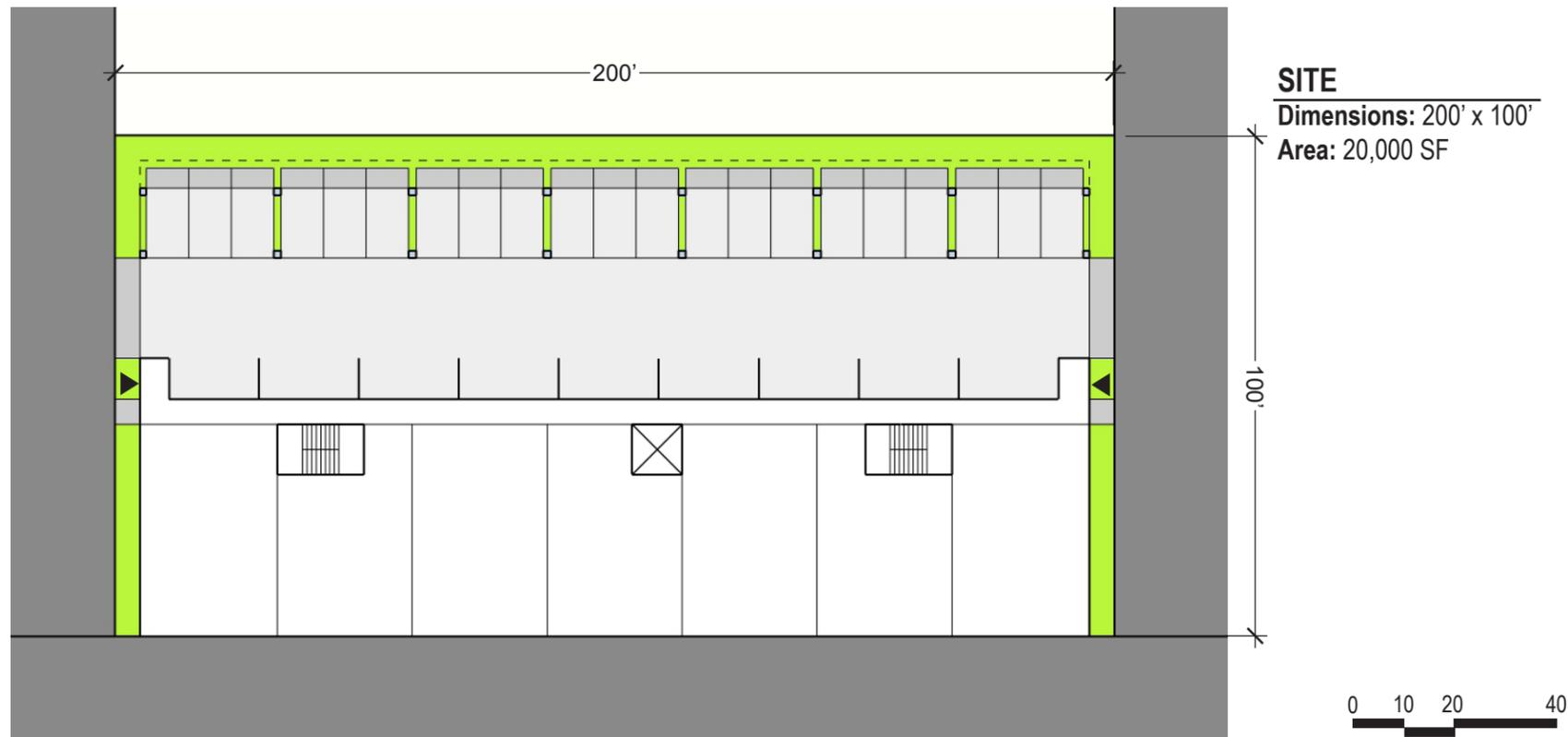
**RH ZONE STANDARDS**

- Max FAR: 4 : 1
- Allowable Building Floor Area: 80,000 SF
- Max Height: 75'
- Minimum Front Setback: 0'
- Minimum Side Setback: 5'
- Minimum Rear Setback: 5'
- Max Building Coverage: 85% (17,000 SF)
- Required Landscaping: 15% of site area
- Required Outdoor Space: 36 SF / unit
- Required Common Area: 10%
- Required Parking Stalls: 25

**BUILDING PROTOTYPE**

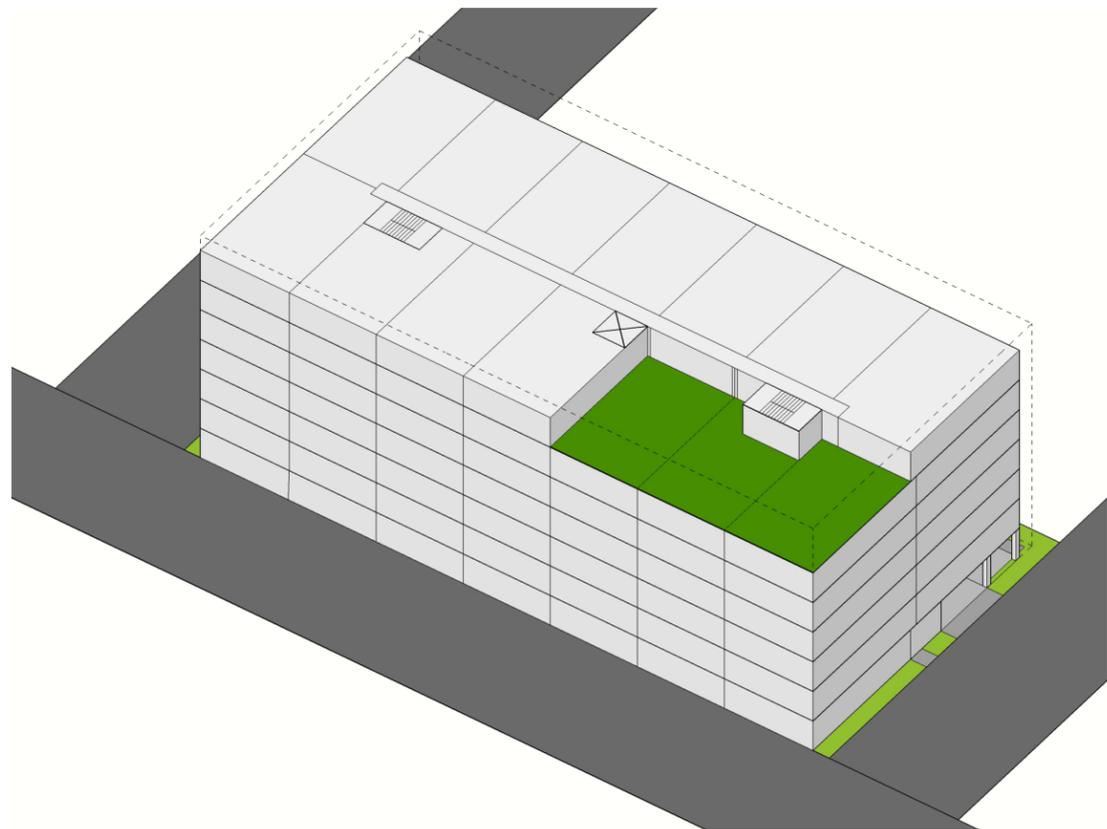
- FAR: 4 : 1
- Building Floor Area: 79,900 SF
- Height: 60'
- Building Coverage: 13,775 SF
- Landscaping: 3,000 SF
- Required Outdoor Space: 2,664 SF (shown as part of common area)
- Common Area: 2,664 SF
- Provided Parking Stalls: 25
- Number of Units: 74
- Average Unit Area: 901 SF
- Building Efficiency: 83%

Note: The 74 units in this prototype would trigger mandatory inclusionary housing requirements and allowances for additional FAR.



**SITE**  
 Dimensions: 200' x 100'  
 Area: 20,000 SF

GROUND FLOOR PLAN



LEGEND	
	Required Outdoor Area
	Required Landscape Area
	Remaining Site Area
	Street
	Driveway/Parking
	Driveway/Parking Under Bldg
	Maximum Additional Site Coverage
	Maximum Height & Setbacks Envelope

**RH ZONE STANDARDS**

Max FAR: 6 : 1 (With Bonus)  
 Allowable Building Floor Area: 120,000 SF

Max Height: 75'  
 Minimum Front Setback: 0'  
 Minimum Side Setback: 5'  
 Minimum Rear Setback: 5'

Max Building Coverage: 85% (17,000 SF)

Required Landscaping: 15% of site area

Required Outdoor Space: 36 SF / unit

Required Common Area: 10%

Required Parking Stalls: 0

**BUILDING PROTOTYPE**

FAR: 5.78 : 1  
 Building Floor Area: 115,675 SF

Height: 70'

Building Coverage: 17,000 SF

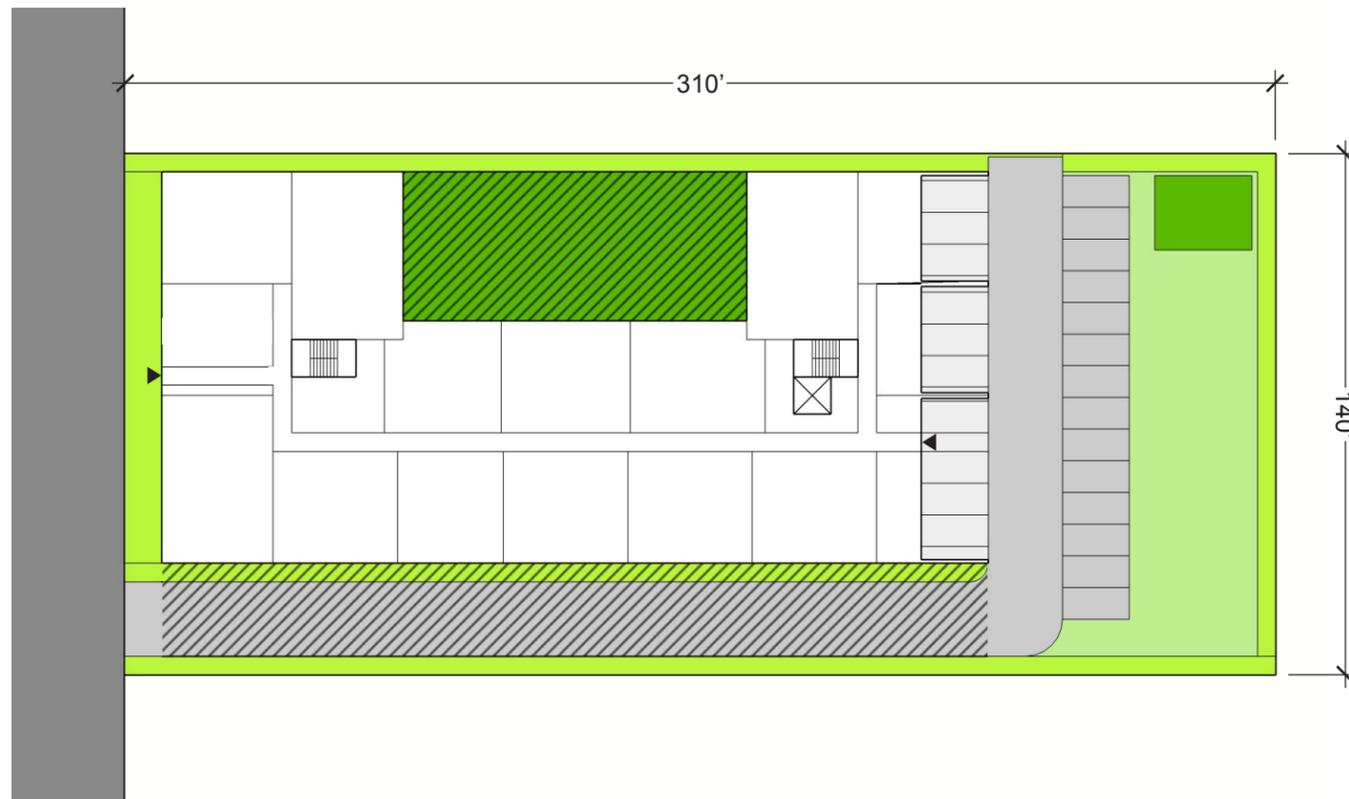
Landscaping: 3,000 SF

Required Outdoor Space: 3,168 SF  
 (shown as part of common area)

Common Area: 3,168 SF

Provided Parking Stalls: 30

Number of Units: 88  
 Average Unit Area: 1,127 SF  
 Building Efficiency: 86%

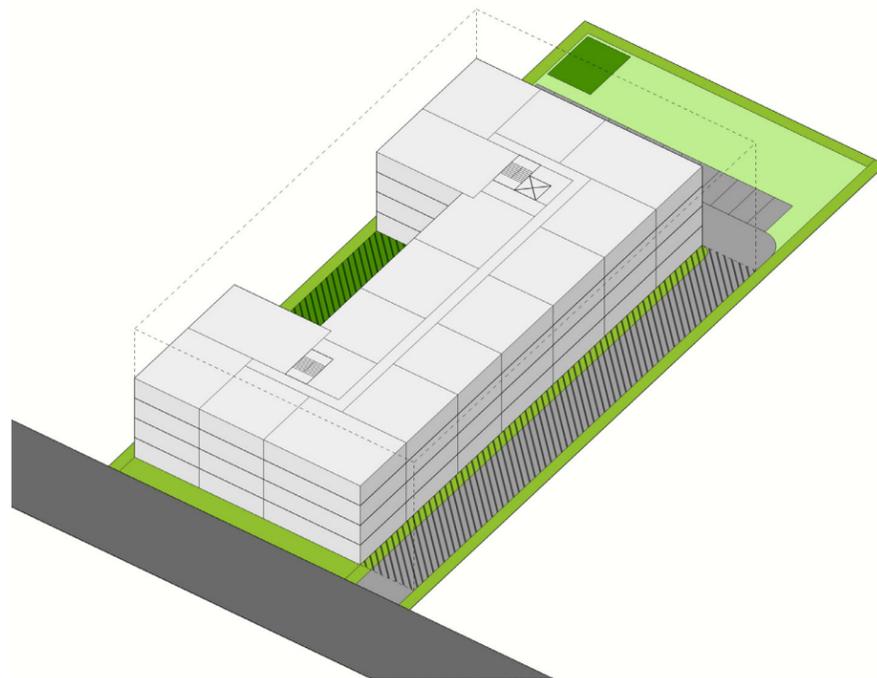


GROUND FLOOR PLAN

**SITE**  
 Dimensions: 140' x 310'  
 Area: 43,400 SF



LEGEND	
	Required Outdoor Area
	Required Landscape Area
	Remaining Site Area
	Street
	Driveway/Parking
	Driveway/Parking Under Bldg
	Maximum Additional Site Coverage
	Maximum Height & Setbacks Envelope



**RH ZONE STANDARDS**

**Max FAR: 2 : 1**  
**Allowable Building Floor Area: 86,800 SF**

**Max Height: 65'**  
**Minimum Front Setback: 10'**  
**Minimum Side Setback: 5'**  
**Minimum Rear Setback: 25% of site depth**

**Max Building Coverage: 85% (36,890 SF)**

**Required Landscaping: 15% of site area**

**Required Outdoor Space: 48 SF / unit**

**Required Common Area: 10%**

**Required Parking Stalls: 21**

**BUILDING PROTOTYPE**

**FAR: 1.81 : 1**  
**Building Floor Area: 78,652 SF**

**Height: 40'**

**Building Coverage: 19,663 SF**

**Landscaping: 6,510 SF**

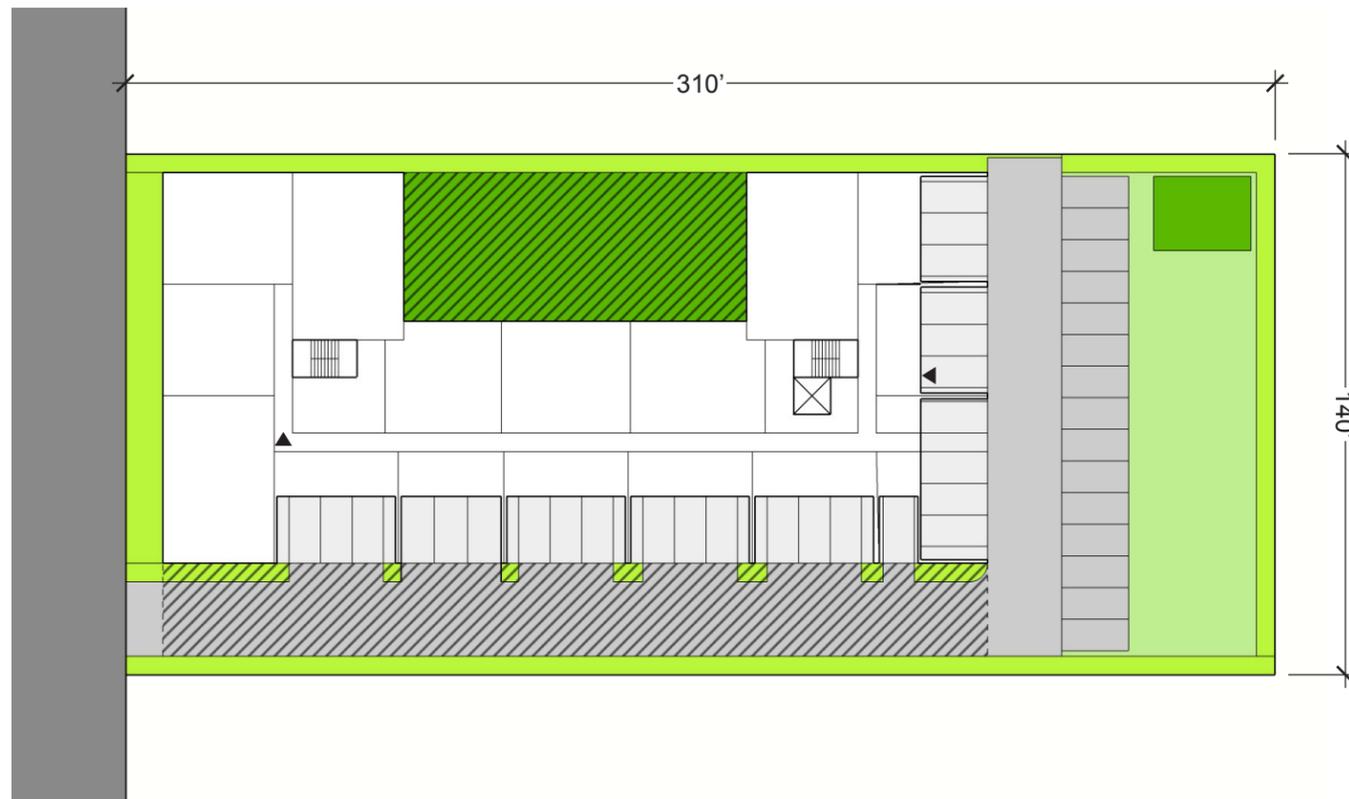
**Required Outdoor Space: 2,928 SF**  
 (shown as part of common area)

**Common Area: 4,340 SF**

**Provided Parking Stalls: 24**

**Number of Units: 61**  
**Average Unit Area: 1,074 SF**  
**Building Efficiency: 83%**

Note: The 61 units in this prototype would trigger mandatory inclusionary housing requirements and allowances for additional FAR.

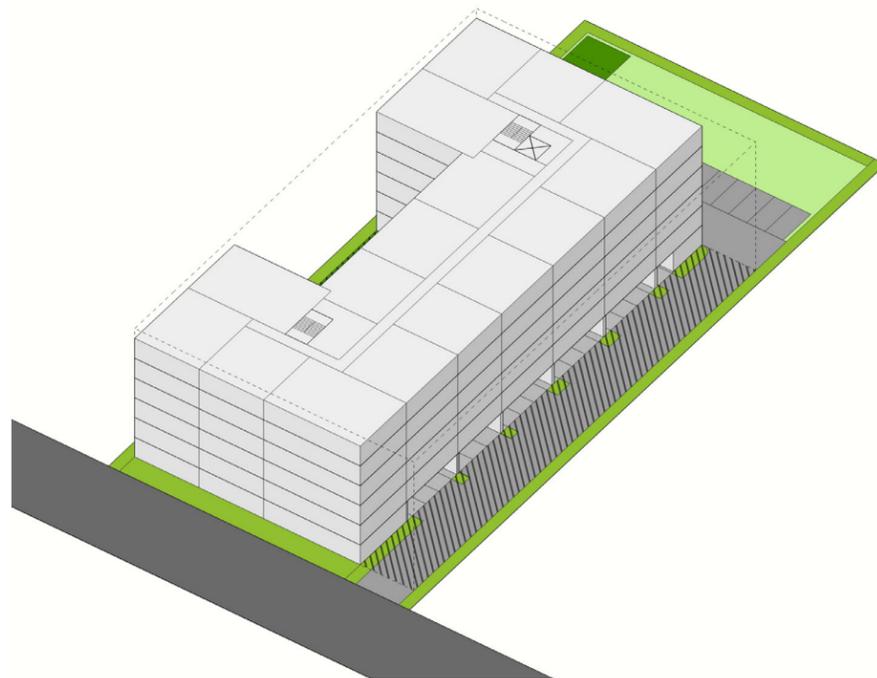


GROUND FLOOR PLAN

**SITE**  
 Dimensions: 140' x 310'  
 Area: 43,400 SF



LEGEND	
	Required Outdoor Area
	Required Landscape Area
	Remaining Site Area
	Street
	Driveway/Parking
	Driveway/Parking Under Bldg
	Maximum Additional Site Coverage
	Maximum Height & Setbacks Envelope



**RH ZONE STANDARDS**

- Max FAR: 3 : 1 (With Bonus)
- Allowable Building Floor Area: 130,200 SF
- Max Height: 65'
- Minimum Front Setback: 10'
- Minimum Side Setback: 5'
- Minimum Rear Setback: 25% of site depth
- Max Building Coverage: 85% (36,890 SF)
- Required Landscaping: 15% of site area
- Required Outdoor Space: 48 SF / unit
- Required Common Area: 10%
- Required Parking Stalls: 0

**BUILDING PROTOTYPE**

- FAR: 2.72 : 1
- Building Floor Area: 117,978 SF
- Height: 60'
- Building Coverage: 19,663 SF
- Landscaping: 6,510 SF
- Required Outdoor Space: 4,224 SF (shown as part of common area)
- Common Area: 4,340 SF
- Provided Parking Stalls: 31
- Number of Units: 88
- Average Unit Area: 1,080 SF
- Building Efficiency: 81%