



ZONE	R7 BASE	R7 BONUS	R5 BASE	R5 BONUS	R2.5 BASE	R2.5 BONUS
FAR	.4:1	.7:1	.5:1	.8:1	.8:1	1:1
MAX HEIGHT	30'	30'	30'	30'	35'	35'
COVERAGE	35%	35%	45%	45%	45%	45%
FRONT SETBACK	15'	15'	10'	10'	10'	10'
UNITS	1	3-4	1	3-4	2	3-4
BUILDING SQ.FT.	2,800 SF	5,600 SF	2,500 SF	4,000 SF	3,500 SF	5,000 SF



ZONE	RM1 BASE	RM1 BONUS	RM2 BASE	RM2 BONUS	RM3 BASE	RM3 BONUS	RM4 BASE	RM4 BONUS
FAR	1:1	1.5:1	1.5:1	2.25:1	2:1	3:1	4:1	6:1
MAX HEIGHT	35'	35'	45'	45'	65'	65'	75'	75'
COVERAGE	50%	50%	60% or 70%	60% or 70%	85%	85%	85%	85%
FRONT SETBACK	10'	10'	5'/10'	5'/10'	5'/10'	5'/10'	0'/5'	0'/5'
UNITS on 5,000 sf lot	2-4 or more	2-6 or more	3-8 or more	3-12 or more	5-10 or more	5-15 or more	5-18 or more	5-27 or more
BLDG SQ.FT.	5,000 SF	7,500 SF	15,000 SF	22,500 SF	20,000 SF	30,000 SF	40,000 SF	60,000 SF