

Residential House Scale



Zone Name	Title 25 Rural Residential	Title 23 Rural Residential	Title 25 Lake Austin	Title 23 Lake Austin	Title 25 Single Family Residence - Large Lot	Title 23 Residential 1A	Title 25 Single Family Residence - Standard Lot	Title 23 Residential 1B
Zone Abbreviation	RR	RR	LA	LA	SF-1	R1A	SF-2	R1B
Typical Uses/Building Types	Residential home	Residential home	Residential home	Residential	Residential home	Residential	Residential home	Residential
Affordable Housing Bonus Program (AHBP)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Additional Setbacks	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Height Stepbacks	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Duplex Allowance	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Townhouse	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ADU Allowance	n/a	w/ affordability bonus	n/a	w/ affordability bonus	w/ NP exception	w/ affordability bonus	w/ NP exception	w/ affordability bonus
Lot Size								
Lot Width (min.)	100'	100'	100'	100'	60'	60'	50'	45'
Lot Area (min.)	1 acre	1 acre	1 acre	1 acre	10,000 SQFT	10,000 SQFT	5,750 SQFT	5,000 SQFT
Intensity								
Principal Dwelling units/lot (max.)	—	—	—	—	1	1	1	1
Dwelling units/building: AHBP Bonus	—	—	—	—	—	—	—	—
FAR Primary Building	—	—	—	—	—	—	—	—
FAR Primary Building: AHBP Bonus	—	—	—	—	—	—	—	—
Building Placement and Form								
Front Setback	40'	40'	40' (75' from shoreline)	40' (75' from shoreline)	25'	25'	25'	25'
Side Street Setback	25'	25'	25 (75' from shoreline)	25 (75' from shoreline)	15'	25'	15'	15'
Side Setback	10'	10'	10' (75' from shoreline)	10' (75' from shoreline)	5'	5'	5'	5'
Rear Setback	20'	20'	20' (75' from shoreline)	10' (75' from shoreline)	10'	10'	10'	10'
Other Building Form Standards								
Overall Building Width (max.)	—	—	—	—	—	—	—	—
Building Articulation Standards	n/a	n/a	n/a	Yes	n/a	n/a	n/a	n/a
Height								
To Eave/Parapet (max.)	—	—	—	—	—	—	—	—
Overall (max.)	35'	35'	35'	35'	35'	35'	35'	35'
Overall: AHBP Bonus	—	—	—	—	—	—	—	—
Impervious Cover								
Impervious Cover	25%	25%	varies	varies	40%	40%	45%	45%
Building Cover	20%	20%	varies	varies	35%	35%	40%	40%
Accessory Dwelling Units								
ADU Allowance	—	lots at least an Acre	—	lots at least an Acre	—	lots at least 15,000 SQFT	—	lots at least 15,000 SQFT
ADU Max Size (lot 3,500 - 4,999 SQFT)	—	—	—	—	—	—	—	0.15
ADU Max Size (lot 5,000 - 6,999 SQFT)	—	—	—	—	—	—	—	—
ADU Max Size (lot 7,000 SQFT or greater)	—	—	—	—	—	—	—	—
Accessory Building Height	—	35'	—	35'	—	35'	—	35'
Parking								
Minimum per Unit (No Parking Required for ADU)		1		1		1		1

Residential House Scale



Zone Name	Title 25 Single Family Residence - Standard Lot	Title 23 Residential 1C	Title 25 Single Family Residence - Standard Lot	Title 23 Residential 2A	Title 25 Family Residence/ Single Family Residence - Condominium Site	Title 23 Residential 2B	Title 25 Family Residence/ Single Family Residence - Condominium Site	Title 23 Residential 2C
Zone Abbreviation	SF-2	R1C	SF-2	R2A	SF-3 / SF-4B	R2B	SF-3 / SF-4B	R2C
Typical Uses/Building Types	Residential home	Residential	Residential home	Residential - House, Duplex, ADU	Residential-Home, Duplex, ADU	Residential - House, Duplex, ADU	Residential-Home, Duplex, ADU	Residential - House, Duplex, ADU
Affordable Housing Bonus Program (AHBP)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Additional Setbacks	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Height Stepbacks	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Duplex Allowance	n/a	n/a	n/a	Corner lot only	Allowed	Allowed	Allowed	Allowed
Townhouse	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ADU Allowance	w/ NP exception	w/ Affordability Bonus	w/ NP exception	Allowed	Allowed	Allowed	Allowed	Allowed
Lot Size								
Lot Width (min.)	50'	45'	50'	varies	50' / 40'	varies	50' / 40'	45'
Lot Area (min.)	5,750 SQFT	5,000 SQFT	5,750 SQFT (0.13 acre)	5,000 SQ FT	5,750 SQFT/ 3,600 SQFT	5,000 SQ FT	5,750 SQFT/ 3,600 SQFT	5,000 SQ FT
Intensity								
Principal Dwelling units/lot (max.)	1	1	1	2	2	2	2	2
Dwelling units/building: AHBP Bonus	—	—	—	—	—	—	—	—
FAR Primary Building	—	0.4 (or 2300 SQFT)	—	0.4	—	0.4	—	0.4
FAR Primary Building: AHBP Bonus	—	—	—	—	—	—	—	—
Building Placement and Form								
Front Setback	25'	25'	25'	25'	25' / 15'	25'	25' / 15'	25'
Side Street Setback	15'	15'	15'	15'	15' / 10'	15'	15' / 10'	15'
Side Setback	5'	5'	5'	5'	5'	5'	5'	5'
Rear Setback	10'	10'	10'	10'	10'	10'	10'	10'
Other Building Form Standards								
Overall Building Width (max.)	—	—	—	—	—	—	—	—
Building Articulation Standards	n/a	Yes	n/a	Yes	n/a	n/a	n/a	Yes
Height								
To Eave/Parapet (max.)	—	22'	—	22'	—	—	—	22'
Overall (max.)	35'	32'	35'	32'	35'	35'	35'	32'
Overall: AHBP Bonus	—	—	—	—	—	—	—	—
Impervious Cover								
Impervious Cover	45%	45%	45%	45%	45% / 60%	45%	45% / 60%	45%
Building Cover	40%	40%	40%	40%	40%	40%	40%	40%
ADU Allowance	—	lots 15,000 SQFT or greater	—	Allowed	—	Allowed	—	Allowed
ADU Max Size (lot 3,500 - 4,999 SQFT)	—	—	—	—	—	—	—	—
ADU Max Size (lot 5,000 - 6,999 SQFT)	—	—	—	975 SQFT	—	975 SQFT	—	975 SQFT
ADU Max Size (lot 7,000 SQFT or greater)	—	—	—	1,100 SQFT	—	1,100 SQFT	—	1,100 SQFT
Accessory Building Height	—	32'	—	32'	—	35'	—	32'
Parking								
Per Unit		1		1		1		1

Residential House Scale



Zone Name	Title 25 Single Family Residence Condominium Site	Title 23 Residential 2D	Title 23 Residential 2E	Title 25 Single Family Residence Condominium Site	Title 23 Residential 3A	Title 23 Residential 3B	Title 23 Residential 3C	Title 23 Residential 3D
Zone Abbreviation	SF-4A	R2D	R2E	SF-3 / SF-4B	R3A	R3B	R3C	R3D
Typical Uses/Building Types	Residential home	Residential - House, Duplex, ADU	Residential - House, Duplex, ADU	Residential-Home, Duplex, ADU	Residential - House, Duplex, ADU	Residential - House, Duplex, ADU	Residential - House, Duplex, ADU, Cottage corner/court	Residential - House, Duplex, ADU, Cottage corner/court
Affordable Housing Bonus Program (AHBP)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Additional Setbacks	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Height Stepbacks	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Duplex Allowance	Allowed	lots 5,000 SQFT	lots 5,000 SQFT	Allowed	Allowed	Allowed	Allowed	Allowed
Townhouse	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ADU Allowance	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed
Lot Size								
Lot Width (min.)	40'	35'/ 45'	35'/ 45'	50' / 40'	60'	45'	varies	varies
Lot Area (min.)	3,600 SQFT	3,500 SQFT	3,500 SQFT	5,750 SQFT / 3,600 SQFT	6,500 SQFT	5,000 SQFT	5,000 SQFT	5,000 SQFT
Intensity								
Principal Dwelling units/lot (max.)	2	2	2	2	3	3	3	3
Dwelling units/building: AHBP Bonus	—	—	—	—	—	—	—	—
FAR Primary Building	—	—	0.4	—	0.4	—	0.4: 0.6	0.4: 0.6
FAR Primary Building: AHBP Bonus	—	—	—	—	—	—	—	—
Building Placement and Form								
Front Setback	25'	15'	15'	25' / 15'	25'	25'	25'	15'
Side Street Setback	15'	10'	10'	15' / 10'	15'	15'	15'	15'
Side Setback	5'	3.5'	3.5'	5' / 10'	5'	5'	5'	5'
Rear Setback	15'	5'	5'	10'	10'	10'	10'	10'
Other Building Form Standards								
Overall Building Width (max.)	—	—	—	—	—	—	—	—
Building Articulation Standards	n/a	n/a	Yes	n/a	Yes	n/a	Yes	Yes
Height								
To Eave/Parapet (max.)	—	—	22'	—	22'	—	22'	22'
Overall (max.)	35'	35'	32'	35'	32'	35'	32'	32'
Overall: AHBP Bonus	—	—	—	—	—	—	—	—
Impervious Cover								
Impervious Cover	65%	65%	65%	45% / 60%	45%	45%	45%	45%
Building Cover	55%	55%	55%	40%	40%	40%	40%	40%
ADU Allowance	—	Allowed	Allowed	—	Allowed	Allowed	Allowed	Allowed
ADU Max Size (lot 3,500 - 4,999 SQFT)	—	750 SQFT	750 SQFT	—	750 SQFT	750 SQFT	750 SQFT	750 SQFT
ADU Max Size (lot 5,000 - 6,999 SQFT)	—	975 SQFT	975 SQFT	—	975 SQFT	975 SQFT	975 SQFT	975 SQFT
ADU Max Size (lot 7,000 SQFT or greater)	—	1,100 SQFT	1,100 SQFT	—	1,100 SQFT	1,100 SQFT	1,100 SQFT	1,100 SQFT
Accessory Building Height	—	35'	32'	—	32'	35'	32'	32'
Parking								
Per Unit		1	1		1	1	1	1

Residential House Scale

Zone Name	Title 25 Single Family Residence Condominium Site	Title 23 Residential 4A	Title 23 Residential 4B	Title 23 Residential 4C
Zone Abbreviation	SF-5	R4A	R4B	R4C
Typical Uses/Building Types	Urban Family Residence	Residential - House, Duplex, ADU, Multiplex, Cottage Corner/Court, Townhouse	Residential - House, Duplex, ADU, Multiplex, Cottage Corner/Court, Townhouse	Residential - House, Duplex, ADU, Multiplex, Cottage Corner/Court, Townhouse
Affordable Housing Bonus Program (AHBP)	n/a	Available	Available	Available
Additional Setbacks	n/a	n/a	n/a	n/a
Height Stepbacks	n/a	n/a	n/a	n/a
Duplex Allowance	Allowed	Allowed	Allowed	Allowed
Townhouse Allowance	Allowed	Allowed	Allowed	Allowed
ADU Allowance	Allowed	Allowed	Allowed	Allowed
Lot Size				
Lot Width (min.)	50'	varies	varies	varies
Lot Area (min.)	5,750 SQFT	1,800 SQFT	1,800 SQFT	1,800 SQFT
Intensity				
Principal Dwelling units/lot (max.)	—	4	4	4
Dwelling units/building: AHBP Bonus	—	(+2)	(+2)	(+2)
FAR Primary Building	—	0.4: 0.6	0.4: 0.6	0.4: 0.6
FAR Primary Building: AHBP Bonus	—	(+) 0.2	(+) 0.2	(+) 0.2
Building Placement and Form				
Front Setback	25'	25'	15'	15'
Side Street Setback	15'	15'	15'	15'
Side Setback	5'	5'	5'	5'
Rear Setback	10'	10'	10'	10'
Other Building Form Standards				
Overall Building Width (max.)	—	60'	60'	80'
Building Articulation Standards	n/a	Yes	Yes	Yes
Height				
To Eave/Parapet (max.)	—	22'	22'	22'
Overall (max.)	35'	32'	32'	32'
Overall: AHBP Bonus	—	—	—	—
Impervious Cover				
Impervious Cover	55%	45%	45%	45%
Building Cover	40%	40%	40%	40%
ADU Allowance				
ADU Allowance	—	Allowed	Allowed	Allowed
ADU Max Size (lot 3,500 - 4,999 SQFT)	—	750 SQFT	750 SQFT	750 SQFT
ADU Max Size (lot 5,000 - 6,999 SQFT)	—	975 SQFT	975 SQFT	975 SQFT
ADU Max Size (lot 7,000 SQFT or greater)	—	1,100 SQFT	1,100 SQFT	1,100 SQFT
Accessory Building Height	—	32'	32'	32'
Parking				
Per Unit		1	1	1

Residential Multi-Unit Zones



Zone Name	Title 25 Townhome & Condominium	Title 23 Residential Multi-Unit 1A	Title 25 Urban Family Residence/ Townhome & Condominium	Title 23 Residential Multi-Unit 1B	Title 25 Multi-family Residence - Limited / Low Density	Title 23 Residential Multi-Unit 2A	Title 25 Multi-family Residence - Limited Density	Title 23 Residential Multi-Unit 2B
Zone Abbreviation	SF-6	RM1A	SF-6 / MF-1	RM1B	MF-1/ MF-2	RM2A	MF-2 / MF-3	RM2B
Typical Uses/Building Types	Single Family, Duplex, Two Family, Townhome & Condominium Residence	Single Family, Duplex, Live/ Work, Multi-Family, & Townhouse	Single Family, Duplex, Two Family, Townhome & Condominium Residence	Single Family, Duplex, Live/ Work, Multi-Family, & Townhouse	Multi-family	Live/ Work, Multi-Family, Townhouse	Multi-family	Live/ Work, Multi-Family, Townhouse
Affordable Housing Bonus Program (AHBP)	n/a	Available	n/a	Available	n/a	Available	n/a	Available
Lot Size								
Lot Width (min.)	50'	varies	50'	varies	50'	varies	50'	varies
Lot Area (min.)	5,750 SQFT (0.13 acre)	2,400 SQFT	5,750 SQFT (0.13 acre)	varies	8,000 SQFT	varies	8,000 SQFT	varies
Intensity								
Principal Dwelling units/acre (max)	—	12 - 18	—	18 - 24	—	18 - 24	—	24 - 36
Dwelling units/acre: AHBP Bonus	—	(+) 0 - 18	—	(+) 0 - 28	—	(+) 0 - 28	—	(+) 0 - 36
FAR Primary Building	—	—	—	0.8	—	—	—	0.8
FAR Primary Building: AHBP Bonus	—	—	—	(+) 1.2	—	—	—	(+) 1.2
Building Placement and Form								
Front Setback	25'	25'	25'	10'	25'	25'	25'	10'
Side Street Setback	15'	15'	15'	5'	15'	15'	15'	5'
Side Setback	5'	5'	5'	5'	5'	5'	5'	5'
Rear Setback	10'	10'	10'	10'	10'	10'	10'	10'
When Adjacent to Residential House-Scale Zone								
Front Stepback	—	25'	—	10'	—	25'	—	10'
Side Street Stepback	—	15'	—	5'	—	15'	—	5'
Side Stepback	—	15' / 20'	—	15' / 20'	—	15' / 20'	—	15' / 20'
Rear Stepback	—	30'	—	30'	—	30'	—	30'
Other Building Form Standards								
Overall Building Width (max.)	—	—	—	100'	—	—	—	100'
Building Articulation Standards	n/a	n/a	n/a	Yes	n/a	n/a	n/a	Yes
Height								
To Eave/Parapet (max.)	—	—	—	35'	—	—	—	—
Overall (max.)	35'	35'	35'	45'	40' / 40' or 3 stories	40'	40' / or 3 stories	40'
Overall: AHBP Bonus	—	—	—	—	—	—	—	(+) 15'
When Adjacent to Residential House-Scale Zone								
≤ 25'	—	—	—	—	—	18'	—	18'
25'– ≤ 50'	—	—	—	—	—	35'	—	35'
50'– ≤ 100'	—	—	—	—	—	set by zone standards	—	45'
> 100'	—	—	—	—	—	—	—	Set by zone standards
Impervious Cover								
Impervious Cover	55%	45%/ 55%	55%	60%	55% / 60%	60%	60% / 65%	60%
Building Cover	40%	40%	40%	50%	45% / 50%	50%	50% / 55%	50%
Accessory Dwelling Units								
ADU Allowance	—	Allowed	—	Allowed	—	Allowed	—	Allowed
ADU Max Size (lot 3,500 - 4,999 SQFT)	—	750 SQFT	—	750 SQFT	—	750 SQFT	—	750 SQFT
ADU Max Size (lot 5,000 - 6,999 SQFT)	—	975 SQFT	—	975 SQFT	—	975 SQFT	—	975 SQFT
ADU Max Size (lot 7,000 SQFT or greater)	—	1,100 SQFT	—	1,100 SQFT	—	1,100 SQFT	—	1,100 SQFT
ADU Height	—	35'	—	45'	—	30'	—	28'

Residential Multi-Unit Zones



Zone Name	Title 25 Multi-family Residence - Medium / High Density	Title 23 Residential Multi-Unit 3A	Title 25 Multi-family Residence - Medium / High Density	Title 23 Residential Multi-Unit 4A	Title 25 Multi-family Residence -High / Highest Density	Title 23 Residential Multi-Unit 5A	Title 25 Mobile Home Residence	Title 23 Manufactured Home
Zone Abbreviation	MF-3/ MF-4	RM3A	MF-4 / MF-5	RM4A	MF-5 / MF-6	RM5A	MH	MH
Typical Uses/Building Types	Multi-family	Live/ Work, Multi-Family, Townhouse	Multi-family	Live/ Work, Multi-Family, Townhouse	Multi-family	Live/ Work, Multi-Family, Townhouse	Mobile Home Residence & Mobile Home Subdivision Use	Residential - manufactured homes
Affordable Housing Bonus Program (AHBP)	n/a	Available	n/a	Available	n/a	Available	n/a	n/a
Lot Size								
Lot Width (min.)	50'	varies	50'	varies	50'	varies		varies
Lot Area (min.)	8,000 SQFT	varies	8,000 SQFT	varies	8,000 SQFT	varies	5,750 SQFT	4,500 SQFT
Intensity								
Principal Dwelling units/acre (max)	—	24 - 36	—	24 - 48	—	24 - 54	—	—
Dwelling units/acre: AHBP Bonus	—	(+) 0 - 40	—	(+) 0 - 26	—	(+) 0 - 96	—	—
FAR Primary Building	.75:1	0.8	.75:1 / 1:1	—	1:1 / —	—	—	—
FAR Primary Building: AHBP Bonus	—	(+) 1.2	—	—	—	—	—	—
Building Placement and Form								
Front Setback	25'	15'	25'	5'	15'	15'	—	25'
Side Street Setback	15'	15'	15'	5'	15'	15'	—	25'
Side Setback	5'	5'	5'	0'	5'	5'	—	15'
Rear Setback	10'	10'	10'	5'	10'	10'	—	10'
When Adjacent to Residential House-Scale Zone								
Front Setback	—	15'	—	5'	—	15'	—	15'
Side Street Setback	—	15'	—	5'	—	15'	—	15'
Side Setback	—	10' / 20'	—	15' / 20'	—	20'	—	50'
Rear Setback	—	30'	—	30'	—	50'	—	50'
Other Building Form Standards								
Overall Building Width (max.)	—	—	—	—	—	—	—	—
Building Articulation Standards	n/a	n/a	n/a	Yes	n/a	Yes	n/a	n/a
Height								
To Eave/Parapet (max.)	—	—	—	—	—	—	—	—
Overall (max.)	40' / 60'	60'	60'	60'	60' / 90'	90'	35'	35'
Overall: AHBP Bonus	—	—	—	(+) 20'	—	—	—	—
≤ 25'	—	18'	—	18'	—	—	—	—
25'– ≤ 50'	—	35'	—	35'	—	35'	—	—
50'– ≤ 100'	—	45'	—	45'	—	45'	—	—
> 100'	—	Set by zone standards	—	set by zone standards	—	set by zone standards	—	—
Impervious Cover								
Impervious Cover	65% / 70%	70%	70%	90%	70% / 80%	80%	—	none
Building Cover	55% / 60%	60%	60%	80%	60% / 70%	70%	—	none
ADU Allowance								
ADU Allowance	—	Allowed	—	Allowed	—	Allowed	—	—
ADU Max Size (lot 3,500 - 4,999 SQFT)	—	750 SQFT	—	750 SQFT	—	750 SQFT	—	—
ADU Max Size (lot 5,000 - 6,999 SQFT)	—	975 SQFT	—	975 SQFT	—	975 SQFT	—	—
ADU Max Size (lot 7,000 SQFT or greater)	—	1,100 SQFT	—	1,100 SQFT	—	1,100 SQFT	—	—
ADU Height	—	60'	—	22'	—	30'	—	—

Mixed Use Zones



Zone Name	Title 25 Neighborhood, Limited, & General Office	Title 23 Mixed-Use 1A	Title 25 Neighborhood, Community, General Commercial Service	Title 23 Mixed-Use 1B	Title 25 Neighborhood, Limited, & General Office	Title 23 Mixed-Use 1C
Zone Abbreviation	NO-MU / LO-MU	MU1A	LR-MU / GR-MU/ CS-MU	MU1B	NO-MU / LO-MU/ GO-MU	MU1C
Typical Uses	Office	residential, office and limited commercial uses in detached house scale buildings	Commercial & Industrial Activities	residential, office, and a broad array of commercial uses in detached house scale buildings	Office	residential, office, and limited commercial uses in detached house scale buildings
Affordable Housing Bonus Program (AHBP)	n/a	Available	n/a	Available	n/a	Available
Lot Size						
Lot Width (min.)	50'	varies	50'	varies	50'	varies
Lot Area (min.)	5,750 SQFT	varies	5,750 SQFT	varies	5,750 SQFT	varies
Intensity						
Principal Dwelling units/acre (max.)	—	24	—	24	—	24
Dwelling units/acre: AHBP Bonus	—	(+) 12	—	(+) 12	—	(+) 12
FAR Primary Building	0.35:1 / 0.7:1	0.4 for residential; 1 for commercial	0.5:1 / 1:1/ 2:1	0.4 for residential; 1 for commercial	0.35:1 / 0.7:1 / 1:1	0.8 for multifamily; 1 for
FAR Primary Building: AHBP Bonus	—	(+) 0.6	—	(+) 0.6	—	(+) 0.8
Building Placement and Form						
Front Setback	25'	25'	25' / 10' / 10'	25'	25'	25'
Side Street Setback	15'	15'	15' / 10' / 10'	15'	15'	15'
Side Setback	5'	5'	—	5'	5'	5'
Rear Setback	5'	5'	—	5'	5'	5'
When Adjacent to Residential House-Scale Zone						
Front Setback	—	25'	—	25'	—	25'
Side Street Setback	—	15'	—	15'	—	15'
Side Setback	—	15' / 20'	—	15' / 20'	—	15' / 20'
Rear Setback	—	30'	—	30'	—	30'
Other Building Form Standards						
Overall Building Width (max.)	—	60'	—	60'	—	80'
Building Articulation Standards	n/a	Yes	n/a	Yes	n/a	Yes
Height						
To Eave/Parapet (max.)	—	22'	—	22'	—	35'
Overall (max.)	35' / 40'	32'	40' / 60' / 60'	32'	35' / 40' / 60'	45'
Overall: AHBP Bonus	—	—	—	—	—	—
Height Stepbacks						
≤25' of Triggering Property	—	—	—	—	—	—
25'-50' of Triggering Property	—	—	—	—	—	—
50'-100' of Triggering Property	—	—	—	—	—	—
>100' of Triggering Property	—	—	—	—	—	—
Impervious Cover						
Impervious Cover	60% / 70%	70%	80% / 90% / 95%	70%	60% / 70% / 80%	70%
Building Cover	35% / 50%	50%	50% / 75% / 95%	50%	35% / 50% / 60%	50%
Accessory Dwelling Units						
ADU Allowance	—	Allowed	—	Allowed	—	Allowed
ADU Max Size (lot 3,500 - 4,999 SQFT)	—	750 SQFT	—	750 SQFT	—	750 SQFT
ADU Max Size (lot 5,000 - 6,999 SQFT)	—	975 SQFT	—	975 SQFT	—	975 SQFT
ADU Max Size (lot 7,000 SQFT or greater)	—	1,100 SQFT	—	1,100 SQFT	—	1,100 SQFT
Accessory Building Height	—	32'	—	32'	—	45'

Mixed Use Zones



Zone Name	Title 25 Neighborhood, Community, General Commercial Service	Title 23 Mixed-Use 1D	Title 25 Neighborhood Office, Limited, & Neighborhood Commercial	Title 23 Mixed-Use 2A	Title 25 General Office	Title 23 Mixed-Use 2B
Zone Abbreviation	LR-MU / GR-MU/ CS-MU	MU1D	NO-MU / LO-MU/ LR-MU	MU2A	GO-MU	MU2B
Typical Uses	Commercial & Industrial Activities	residential, office, and a broad array of commercial uses in detached house scale buildings	Office	residential, low-intensity office, service, and retail uses	Offices and selected Commercial activities such as medical or professional uses.	residential and medium- intensity office, service, and retail uses
Affordable Housing Bonus Program (AHBP)	n/a	Available	n/a	Available	n/a	Available
Lot Size						
Lot Width (min.)	50'	varies	50'	varies	50'	varies
Lot Area (min.)	5,750 SQFT	varies	5,750 SQFT	varies	5,750 SQFT	varies
Intensity						
Principal Dwelling units/acre (max.)	—	24	—	18	—	36
Dwelling units/building: AHBP Bonus	—	(+) 12	—	(+) 18	—	(+) 18
FAR Primary Building	0.5:1 / 1:1/ 2:1	0.8 for multifamily; 1 for commercial	0.35:1 / 0.7:1 / 0.5:1	0.7 for commercial	1:1	1
FAR Primary Building: AHBP Bonus	—	(+) 0.8	—	(+) 0.8	—	(+) 1.0
Building Placement and Form						
Front Setback	25' / 10' / 10'	25'	25'	15'	15'	15'
Side Street Setback	15' / 10' / 10'	15'	15'	15'	15'	15'
Side Setback	—	5'	5'	5'	5'	5'
Rear Setback	—	5'	5'	5'	5'	5'
When Adjacent to Residential House-Scale Zone						
Front Setback	—	25'	—	15'	—	15'
Side Street Setback	—	15'	—	15'	—	15'
Side Setback	—	15' / 20'	—	15' / 20'	—	15' / 20'
Rear Setback	—	30'	—	30'	—	30'
Other Building Form Standards						
Overall Building Width (max.)	—	80'	—	—	—	—
Building Articulation Standards	n/a	Yes	n/a	n/a	n/a	n/a
Height						
To Eave/Parapet (max.)	—	35'	—	—	—	—
Overall (max.)	40' / 60' / 60'	45'	35' / 40' / 40'	45'	60'	60'
Overall: AHBP Bonus	—	—	—	—	—	—
Height Stepbacks						
≤25' of Triggering Property	—	—	—	18'	—	18'
25'-50' of Triggering Property	—	—	—	35'	—	35'
50'-100' of Triggering Property	—	—	—	Set by zone standards	—	—
>100' of Triggering Property	—	—	—	—	—	—
Impervious Cover						
Impervious Cover	80% / 90% / 95%	80%	60% / 70% / 80%	70%	—	—
Building Cover	50% / 75% / 95%	60%	35% / 50%	50%	—	—
Accessory Dwelling Units						
ADU Allowance	—	Allowed	—	—	—	—
ADU Max Size (lot 3,500 - 4,999 SQFT)	—	750 SQFT	—	—	—	—
ADU Max Size (lot 5,000 - 6,999 SQFT)	—	975 SQFT	—	—	—	—
ADU Max Size (lot 7,000 SQFT or greater)	—	1,100 SQFT	—	—	—	—
Accessory Building Height	—	45'	—	—	—	—

Mixed Use Zones



Zone Name	Title 25 General Office	Title 23 Mixed-Use 2B	Title 25 Community Commercial / Mixed Use	Title 23 Mixed-Use 3A	Title 23 Mixed-Use 3B	Title 25 General Commercial Service	Title 23 Mixed-Use 4A	
Zone Abbreviation	GO	MU2B	GR-MU	MU3A	MU3B	CS-CO-MU	MU4A	
Zone Intent								
Typical Uses	Offices and selected Commercial activities such as medical or professional uses.	residential and medium-intensity office, service, and retail uses	Office and other commercial uses that are accessible from major roadways	residential and medium-intensity office, service, and retail uses	residential and medium-intensity office, service, and retail uses	Commercial & Industrial Activities	residential and medium-to-high intensity multi-unit residential, office, service, retail, and entertainment uses	
Affordable Housing Bonus Program (AHBP)	n/a	Available	n/a	Available	Available	n/a	Available	
Lot Size								
Lot Width (min.)	50'	varies	50'	varies	varies	50'	varies	
Lot Area (min.)	5,750 SQFT	varies	5,750 SQFT	varies	varies	5,750 SQFT	varies	
Intensity								
Principal Dwelling units/acre (max.)	—	36	—	36	36	—	36	
Dwelling units/acre: AHBP Bonus	—	(+) 18	—	(+) 18	(+) 18	—	(+) 36	
FAR Primary Building	1:1	1	1:1	1	1	2:1	2	
FAR Primary Building: AHBP Bonus	—	(+) 1.0	—	(+) 2.0	(+) 2.0	—	(+) 3.0	
Building Placement and Form								
Front Setback	15'	15'	10'	10'	10'	10'	10'	
Side Street Setback	15'	15'	10'	10'	10'	10'	10'	
Side Setback	5'	5'	—	5'	5'	—	5'	
Rear Setback	5'	5'	—	5'	5'	—	5'	
When Adjacent to Residential House-Scale Zone								
Front Setback	—	15'	—	10'	10'	—	10'	
Side Street Setback	—	15'	—	10'	10'	—	10'	
Side Setback	—	15' / 20'	—	15' / 20'	15' / 20'	—	15' / 20'	
Rear Setback	—	30'	—	30'	30'	—	30'	
Other Building Form Standards								
Overall Building Width (max.)	—	—	—	—	—	—	—	
Building Articulation Standards	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Height								
To Eave/Parapet (max.)	—	—	—	—	—	—	—	
Overall (max.)	60'	60'	60'	60'	60'	60'	60'	
Overall: AHBP Bonus	—	—	—	—	—	—	(+) 15'	
Height Stepbacks								
≤25' of Triggering Property	—	18'	—	18'	18'	—	18'	
25'-50' of Triggering Property	—	35'	—	35'	35'	—	35'	
50'-100' of Triggering Property	—	45'	—	45'	45'	—	45'	
>100' of Triggering Property	—	Set by zone standards	—	Set by zone standards	Set by zone standards	—	Set by zone standards	
Impervious Cover								
Impervious Cover	80%	80%	90%	90%	90%	95%	95%	
Building Cover	60%	60%	75%	75%	75%	95%	90%	

Mixed Use Zones

Zone Name	Title 25 General Commercial Service / Liquor Sales	Title 23 Mixed-Use 4B	Title 25 Commercial Highway	Title 23 Mixed-Use 5A
Zone Abbreviation	CS-MU / CS-1	MU4B	CH	MU5A
Zone Intent				
Typical Uses	Commercial & Industrial Activities	residential and medium-intensity service and commercial industrial uses	Major mixed-use developments of a service nature	residential, medium-to-high intensity multi-unit residential, office, service, and retail uses on large lots
Affordable Housing Bonus Program (AHBP)	n/a	Available	n/a	n/a
Lot Size				
Lot Width (min.)	50'	varies	100'	100'
Lot Area (min.)	5,750 SQFT	varies	20,000 SQFT	10,000 SQFT
Intensity				
Principal Dwelling units/acre (max.)	—	36	—	54
Dwelling units/acres: AHBP Bonus	—	(+) 36	—	(+) 18
FAR Primary Building	2:1	2	3:1	3
FAR Primary Building: AHBP Bonus	—	(+) 3.0	—	(+) 2.0
Building Placement and Form				
Front Setback	10'	10'	50'	30'
Side Street Setback	10'	10'	50'	30'
Side Setback	—	5'	25'	15'
Rear Setback	—	5'	25'	15'
When Adjacent to Residential House-Scale Zone				
Front Setback	—	15'	—	30'
Side Street Setback	—	15'	—	30'
Side Setback	—	10' / 20'	—	15' / 20'
Rear Setback	—	30'	—	30'
Other Building Form Standards				
Overall Building Width (max.)	—	—	—	—
Building Articulation Standards	n/a	n/a	n/a	n/a
Height				
To Eave/Parapet (max.)	—	—	—	—
Overall (max.)	60'	60'	—	80'
Overall: AHBP Bonus	—	(+) 15'	—	—
Height Stepbacks				
≤25' of Triggering Property	—	18'	—	18'
25'-50' of Triggering Property	—	35'	—	35'
50'-100' of Triggering Property	—	45'	—	45'
>100' of Triggering Property	—	Set by zone standards	—	Set by zone standards
Impervious Cover				
Impervious Cover	95%	95%	85%	75%
Building Cover	95%	95%	85%	70%

Main Street Zones



Zone Name	Title 25 Neighborhood, Limited, & General Office	Title 23 Main Street 1A	Title 25 Limited Office, Community General, & General Commercial Service	Title 23 Main Street 1B	Title 25 Neighborhood, Limited, & General Office	Title 23 Main Street 2A
Zone Abbreviation	NO/ LO/ GO	MS1A	LR-V/ GR-V/ CS-V	MS1B	NO-V/ LO-V/ GO-V	MS2A
Typical Uses	Office	multi-unit residential, office, service, and limited retail uses in attached block-scale buildings	Commercial & Industrial Activities	multi-unit residential, office, service, and a broad array of retail uses in attached block-scale buildings	Office	multi-unit residential, office, service, and limited retail uses in attached block-scale buildings
Affordable Housing Bonus Program (AHBP)	n/a	n/a	n/a	n/a	n/a	n/a
Lot Size						
Lot Width (min.)	50'	18'	50'	18'	50'	18'
Lot Area (min.)	5,750 SQFT	1,800 SQFT	5,750 SQFT	1,800 SQFT	5,750 SQFT	1,800 SQFT
Intensity						
Principal Dwelling units/ acre (max.)	—	24	—	varies	—	varies
Dwelling units/ acre: AHBP Bonus	—	—	—	—	—	—
FAR Primary Building	0.35:1 / 0.7:1 / 1:1	—	0.5:1 / 1:1/ 2:1	—	0.35:1 / 0.7:1 / 1:1	—
FAR Primary Building: AHBP Bonus	—	—	—	—	—	—
Building Placement and Form						
Front Setback	25'	5' min.; 10' max.	25' / 10' / 10'	5' min.; 10' max.	25'	5' min.; 10' max.
Side Street Setback	15'	5' min.; 10' max.	15' / 10' / 10'	5' min.; 10' max.	15'	5' min.; 10' max.
Side Setback	5'	0'	—	0'	5'	0'
Rear Setback	5'	5'	—	5'	5'	5'
When Adjacent to Residential House-Scale Zone						
Front Setback	—	10'	—	10'	—	10'
Side Street Setback	—	10'	—	10'	—	10'
Side Setback	—	15' / 20'	—	15' / 20'	—	15' / 20'
Rear Setback	—	30'	—	30'	—	30'
Other Building Form Standards						
Overall Building Width (max.)	—	125'	—	125'	—	—
Building Articulation Standards	n/a	Yes	n/a	Yes	n/a	Yes
Height						
To Eave/Parapet (max.)	—	—	—	—	—	—
Overall (max.)	35' / 40' / 60'	35'	40' / 60' / 60'	35'	35' / 40' / 60'	45'
Overall: AHBP Bonus	—	—	—	—	—	—
Height Stepbacks						
≤25' of Triggering Property	—	—	—	—	—	18'
25'-50' of Triggering Property	—	—	—	—	—	35'
50'- 100' of Triggering Property	—	—	—	—	—	Set by zone standards
>100' of Triggering Property	—	—	—	—	—	—
Other Standards						
Ground Floor Finish Level	—	18"	—	18"	—	18"
Ground Floor Floor-to-Ceiling Height (min.)	—	14'	—	14'	—	14'
Impervious Cover						
Impervious Cover	60% / 70% / 80%	80%	80% / 90%/ 95%	80%	60% / 70% / 80%	80%
Building Cover	35% / 50% / 60%	70%	50%/ 75%/ 95%	70%	35% / 50% / 60%	70%

Main Street Zones



Zone Name	Title 25 Neighborhood, Community, General Commercial Service	Title 23 Main Street 2B	Title 23 Main Street 2C	Title 25 Commercial Services - Vertical Mixed Use	Title 23 Main Street 3A	Title 23 Main Street 3B
Zone Abbreviation	LR-V/ GR-V/ CS-V	MS2B	MS2C	GR-V /CS-V	MS3A	MS3B
Typical Uses	Commercial & Industrial Activities	multi-unit residential, office, service, and a broad array of retail uses in attached block-scale buildings	multi-unit residential, office, service, and a broad array of retail uses in attached block-scale buildings	Combination of office, retail, commercial, and residential within a vertical mixed-use building	multi-unit residential, office, service, and a broad array of retail uses in attached block-scale buildings	multi-unit residential, office, service, and a broad array of retail uses in attached block-scale buildings
Affordable Housing Bonus Program (AHBP)	n/a	n/a	n/a	n/a	Available	Available
Lot Size						
Lot Width (min.)	50'	18'	18'	50'	18'	18'
Lot Area (min.)	5,750 SQFT	1,800 SQFT	1,800 SQFT	5,750 SQFT	4,000 SQFT	4,000 SQFT
Intensity						
Principal Dwelling units/ acre (max.)	—	varies	varies	—	varies	varies
Dwelling units/ acre: AHBP Bonus	—	—	—	—	—	—
FAR Primary Building	0.5:1 / 1:1/ 2:1	—	—	1:1/ 2:1	—	—
FAR Primary Building: AHBP Bonus	—	—	—	—	—	—
Building Placement and Form						
Front Setback	25' / 10' / 10'	5' min.; 10' max.	5' min.; 10' max.	10'	5' min.; 10' max.	5' min.; 10' max.
Side Street Setback	15' / 10' / 10'	5' min.; 10' max.	5' min.; 10' max.	10'	5' min.; 10' max.	5' min.; 10' max.
Side Setback	—	0'	0'	—	0'	0'
Rear Setback	—	5'	5'	—	0'	0'
When Adjacent to Residential House-Scale Zone						
Front Setback	—	10'	10'	—	5'	5'
Side Street Setback	—	10'	10'	—	5'	5'
Side Setback	—	15' / 20'	15' / 20'	—	15' / 20'	15' / 20'
Rear Setback	—	30'	30'	—	30'	30'
Other Building Form Standards						
Overall Building Width (max.)	—	—	—	—	620'	620'
Building Articulation Standards	n/a	Yes	Yes	n/a	Yes	Yes
Height						
To Eave/Parapet (max.)	—	—	—	—	—	—
Overall (max.)	40' / 60' / 60'	45'	45'	60'	60'	60'
Overall: AHBP Bonus	—	—	—	—	(+) 25'	(+) 25'
Height Stepbacks						
≤25' of Triggering Property	—	18'	18'	—	18'	18'
25'-50' of Triggering Property	—	35'	35'	—	35'	35'
50'-100' of Triggering Property	—	Set by zone standards	Set by zone standards	—	45'	45'
>100' of Triggering Property	—	—	—	—	Set by zone standards	Set by zone standards
Other Standards						
Ground Floor Finish Level	—	18"	18"	—	18"	18"
Ground Floor Floor-to-Ceiling Height (min.)	—	14'	14'	—	14'	14'
Impervious Cover						
Impervious Cover	80% / 90% / 95%	80%	80%	90% / 95%	95%	95%
Building Cover	50%/ 75% / 95%	70%	70%	75% / 95%	90%	90%

Regional Center Zones



	Title 25	Title 23	Title 23 (No Comparable)	Title 23	Title 23
Zone Name	Downtown Mixed Use	Commercial Center	Urban Center	Central Business District	Downtown Core
Zone Abbreviation	DMU	CC	UC	CBD	DC
General Intent		multi-unit residential, office, service, and a broad array of retail uses in attached mid-rise and high-rise block scale buildings in transition areas from Main street zones or Downtown	multi-unit residential, office, service, and a broad array of retail uses in attached mid-rise and high-rise block-scale buildings in a highly walkable, transit-rich activity center		multi-unit residential, office, service, and a broad array of retail uses in attached mid-rise and high-rise block scale buildings in Downtown Core
Affordable Housing Bonus Program (AHBP)	—	n/a	Available	—	n/a
Sub-Zone(s)					
Zones		CC-40' (CC40), CC-60' (CC60), CC-80' (CC80), CC-120' (CC120)	UC-80' (UC80), UC-120' (UC120), UC-180' (UC180), UC-Unlimited		none
Lot Size					
Lot Width (min.)	—	—	—	—	—
Lot Area (min.)	—	—	4,000 SQFT	—	—
Tower Separation (min.)	—	—	120'	—	—
Intensity					
Dwelling units/ acre (max.)	—	—	—	—	—
Dwelling units/ acre: AHBP Bonus	—	—	—	—	—
FAR Primary Building	5:1	1 : 5	—	8:1	8.0
FAR Primary Building: AHBP Bonus	—	(+) 1 : 3	—	—	(+) 4.0
Building Placement and Form					
Front Setback	—	5' min.; 10' max.	5' min.; 10' max.	—	10'
Side Street Setback	—	5' min.; 10' max.	5' min.; 10' max.	—	10'
Side Setback	—	0'	0'	—	n/a
Rear Setback	—	0'	0'	—	n/a
Other Building Form Standards					
Overall Building Width (max.)	—	—	620'	—	—
Building Articulation Standards	—	n/a	Yes	—	n/a
Height					
Overall (Bonus)	120'	CC40' (+25') CC60' (+25') CC80' (+70') CC120' (+80')	UC80' (+70) UC120' (+80) UC180' (+60') UC Unlimited - no limit (no bonus)	—	No limit
Height Stepbacks					
≤25' of Triggering Property	—	18'	18'	—	—
25'-50' of Triggering Property	—	35'	35'	—	—
50'-100' of Triggering Property	—	Lesser of 45' or Sub-zone maximum	45'	—	—
>100' of Triggering Property	—	Set by sub-zone standards	Set by sub-zone standards	—	—
Other Standards					
Ground Floor Finish Level	—	—	18"	—	—
Ground Floor Floor-to-Ceiling Height (min.)	—	—	14'	—	—
Impervious Cover					
Impervious Cover	100%	95%	95%	100%	100%
Building Cover	100%	95%	90%	100%	100%

Commercial Industrial Zones



Zone Name	Title 25 Commercial Recreation	Title 23 Commercial Recreation	Title 25 Warehouse Limited Office	Title 23 Commercial Warehouse	Title 25 Limited Industrial Service	Title 23 Industrial Flex
Zone Abbreviation	CR	CR	W/LO	CW	LI	IF
Typical Uses	Commercial or Recreation	Entertainment & Recreation	Office or warehouse use that does not require a visible location or generate substantial vehicular trips	Commercial, Light Industrial	Commercial service or Limited Manufacturing Use	Industrial, Commercial, Work/Live
Affordable Housing Bonus Program (AHBP)	—	n/a	—	n/a	—	n/a
Lot Size						
Lot Width (min.)	100'	—	100'	100'	50'	50'
Lot Area (min.)	20,000 SQFT	—	43,560 SQFT	10,000 SQFT	5,750 SQFT	5,000 SQFT
Intensity	—	—	—	—	—	—
Dwelling units/building (max.)	—	—	—	—	—	—
Dwelling units/building: AHBP Bonus	—	—	—	—	—	—
FAR Primary Building	0.25:1	0.25	0.25:1	0.5	1:1	2
FAR Primary Building: AHBP Bonus	—	—	—	—	—	—
FAR Accessory Building	—	—	—	—	—	—
Dwelling units/acre	—	—	—	36	—	24
Dwelling units/acre: AHBP Bonus	—	—	—	—	—	—
Building Placement and Form						
Front Setback	50'	50'	25'	25'	—	15'
Side Street Setback	50'	50'	25'	25'	—	10'
Side Setback	20'	20'	5'	5'	—	10'
Rear Setback	20'	20'	25'	25'	—	10'
When Adjacent to Residential House-Scale Zone						
Front Setback	—	50'	—	25'	—	15'
Side Street Setback	—	50'	—	25'	—	10'
Side Setback	—	20'	—	15' / 20'	—	15' / 50'
Rear Setback	—	30'	—	30'	—	50'
Other Building Form Standards						
Overall Building Width (max.)	—	—	—	—	—	—
Building Articulation Standards	—	n/a	—	n/a	—	n/a
Height						
To Eave/Parapet (max.)	—	—	—	—	—	—
Overall (max.)	40'	40'	25' or 1 story	25'	60'	60'
Overall: AHBP Bonus	—	—	—	—	—	—
Height Stepbacks						
≤25' of Triggering Property	—	18'	—	—	—	18'
25'-50' of Triggering Property	—	35'	—	—	—	35'
50'-100' of Triggering Property	—	Set by zone standards	—	—	—	45'
>100' of Triggering Property	—	Set by zone standards	—	—	—	Set by zone standards
Impervious Cover						
Impervious Cover	60%	60%	70%	70%	80%	80%
Building Cover	25%	25%	—	50%	75%	75%

Commercial Industrial Zones

Zone Name	Title 25 Limited Industrial Service / Industrial Park	Title 23 Industrial General	Title 25 Major Industry	Title 23 Industrial Heavy	Title 25 Research & Development	Title 23 Research and Development
Zone Abbreviation	LI / IP	IG	MI	IH	R&D	R&D
Typical Uses	Commercial service or Limited Manufacturing Use / Limited Commercial Service, Research & Development, Administrative or Manufacturing Uses	Industrial, Commercial	Commercial Service, Research & Development, Administrative or Manufacturing Uses	Industrial	Research & Development	Industrial
Affordable Housing Bonus Program (AHBP)	—	n/a	—	n/a	—	n/a
Lot Size						
Lot Width (min.)	50' / 100'	50'	250'	100'	100'	50'
Lot Area (min.)	5,750 SQFT / 43,560 SQFT	1 acre	50 acres	25 acres	5 acres	5-25 acres
Intensity	—	—	—	—	—	—
Dwelling units/building (max.)	—	—	—	—	—	—
Dwelling units/building: AHBP Bonus	—	—	—	—	—	—
FAR Primary Building	1:1	1	1:1	1	0.25:1	1
FAR Primary Building: AHBP Bonus	—	—	—	—	—	—
FAR Accessory Building	—	—	—	—	—	—
Dwelling units/acre	—	n/a	—	n/a	—	n/a
Dwelling units/acre: AHBP Bonus	—	—	—	—	—	—
Building Placement and Form						
Front Setback	— / 25'	25'	—	15'	75'	25'
Side Street Setback	— / 25'	25'	—	15'	100'	10'
Side Setback	—	10'	—	10'	100'	10'
Rear Setback	—	10'	—	10'	50'	10'
When Adjacent to Residential House-Scale Zone						
Front Setback	—	25'	—	25'	—	25'
Side Street Setback	—	25'	—	25'	—	10'
Side Setback	—	15' / 50'	—	25' / 50'	—	15' / 25'
Rear Setback	—	50'	—	50'	—	30'
Other Building Form Standards						
Overall Building Width (max.)	—	—	—	—	—	—
Building Articulation Standards	—	n/a	—	n/a	—	n/a
Height						
To Eave/Parapet (max.)	—	—	—	—	—	—
Overall (max.)	60'	60'	120'	120'	45'	45'-90'
Overall: AHBP Bonus	—	—	—	—	—	—
Height Stepbacks						
≤25' of Triggering Property	—	18'	—	18'	—	—
25'-50' of Triggering Property	—	35'	—	35'	—	—
50'-100' of Triggering Property	—	45'	—	45'	—	—
>100' of Triggering Property	—	Set by zone standards	—	Set by zone standards	—	—
Impervious Cover						
Impervious Cover	80%	80%	80%	80%	50%	50%
Building Cover	75% / 50%	50%	75%	75%	40%	40%

Other Zones

Zone Name	Title 23 Agriculture	Title 23 Aviation Services	Title 23 Conservation Lands	Title 23 Public	Title 23 Park	Title 23 Planned Unit Development
Zone Abbreviation	AG	AV	CL	P	PR	PUD
Affordable Housing Bonus Program (AHBP)	—	—	n/a	—	n/a	—
Lot Size						
Lot Width (min.)	—	—	—	—	—	—
Lot Area (min.)	varies	—	—	—	—	—
Intensity						
Dwelling units/building (max.)	—	—	—	—	—	—
Dwelling units/building: AHBP Bonus	—	—	—	—	—	—
FAR Primary Building	—	—	—	—	—	—
FAR Primary Building: AHBP Bonus	—	—	—	—	—	—
FAR Accessory Building	—	—	—	—	—	—
Dwelling units/acre	—	—	—	—	—	—
Dwelling units/acre: AHBP Bonus	—	—	—	—	—	—
Building Placement and Form						
Front Setback	100' (40' Conditional use)	—	—	—	—	—
Side Street Setback	100' (25' Conditional use)	—	—	—	—	—
Side Setback	100'(10' Conditional use)	—	—	—	—	—
Rear Setback	100'(20' Conditional use)	—	—	—	—	—
Other Building Form Standards						
Overall Building Width (max.)	—	—	—	—	—	—
Building Articulation Standards	n/a	n/a	n/a	n/a	n/a	n/a
Height						
To Eave/Parapet (max.)	—	—	—	—	—	—
Overall (max.)	60' (35' Conditional use)	—	—	—	—	—
Overall: AHBP Bonus	—	—	—	—	—	—
Within 80' of Front Property Line						
To Eave/Parapet (max.)	—	—	—	—	—	—
Overall (max.)	—	—	—	—	—	—
Overall: AHBP Bonus	—	—	—	—	—	—
Beyond 80' of Front Property Line						
To Eave/Parapet (max.)	—	—	—	—	—	—
Overall (max.)	—	—	—	—	—	—
Overall: AHBP Bonus	—	—	—	—	—	—
Accessory Building overall (max.)	—	—	—	—	—	—
Accessory Structure overall (max.)	—	—	—	—	—	—
Impervious Cover						
Impervious Cover	12,500sf or 25%, whichever is less	—	—	—	—	—
Building Cover	10,000sf or 20%. whichever is less	—	—	—	—	—