

Current Residential Zoning																				
Single Family										Multi-Family										
RR	SF-1	SF-2	SF-3	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6		RR	LA	R1A		
				duplex													Single-Family (A)	Single-Family (A)	Single-Family (A)	
Lot																Lot				
Minimum Lot Size	43560	10000	5750	5750	7000	3600	43560(A)	5750	5750	8000	8000	8000	8000	8000	8000	Minimum Lot Size	43560	43560	10000	
Minimum Lot Width	100	60	50	50	50	40	40	50	50	50	50	50	50	50	50	Minimum Lot Width	100 (B)	100(B)	60	
Maximum Buildings Per Lot (-ADU)	1	1	1	1	1	1	1	?	?	—	—	—	—	—	—	Maximum Buildings Per Lot (-ADU)	1	1	1	
Single Family										Multi-Family										
Dwellings per unit (non-ADU)	1	1	1	1	2	1		?	?	—	—	—	—	—	—	Dwellings per unit (non-ADU)	1	1	1	
Accessory Dwelling Unit (ADU)	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	Accessory Dwelling Unit (ADU)	1	1	1	
Maximum Total Units per Lot no ADU	1	1	1	1	2	1	15.557	?	?	—	—	—	—	—	—	Maximum Total Units per Lot no ADU	1	1	1	
Maximum Total Units per Lot plus ADU	1	1	1	2	2	1	15.557	?	?	—	—	—	—	—	—	Maximum Total Units per Lot plus ADU	2	2	2	
Maximum ADU Size	—	—	—	1100	—	—	—	—	—	—	—	—	—	—	—	Maximum ADU Size	1,100	1100	1100	
Lot Size for ADU	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Lot Size for ADU	43,560	43560	15000	
Maximum ADU Size	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Maximum ADU Size	—	—	—	
Lot Size for ADU	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Lot Size for ADU	—	—	—	
Maximum ADU Size	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Maximum ADU Size	—	—	—	
Lot Size for ADU	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Lot Size for ADU	—	—	—	
Affordable Housing Bonus	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Affordable Housing Bonus	yes	yes	yes	
FAR (Floor Area Ratio):1 limit	—	—	—	—	—	—	—	—	—	—	—	0.75	0.75	1	—	FAR (Floor Area Ratio):1 limit	—	—	—	
FAR Preservation Incentive (K)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	FAR Preservation Incentive (G)	no	no	no	
Calculated Units per Acre no ADU	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Calculated Units per Acre no ADU	1	1	4.356	
Calculated Units per acre with ADU	1	4.356	7.5757	15.151	12.446	12.1	15.557	?	?	17	23	36	36-54	54	77	Calculated Units per acre with ADU	—	—	—	
Calculated Units per acre with ADU +AHBP	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Calculated Units per acre with ADU +AHBP	2.0	2.0	8.7	
Maximum Units per Acre	1.0	4.4	7.6	15.2	12.4	12.1	15.6	?	?	17.0	23.0	36.0	36-54	54.0	77.0	Maximum Units per Acre	2.0	2.0	8.7	
RR	SF-1	SF-2	SF-3	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	RR	LA	R1A			
Massing																Massing				
Maximum Impervious Cover	25%	40%	45%	45%	45%	65%	60%	55%	55%	55%	60%	65%	70%	70%	80%	Maximum Impervious Cover	25%	5-35%	40%	
Maximum Building Coverage	20%	35%	40%	40%	40%	55%	40%	40%	40%	45%	50%	55%	60%	60%	70%	Maximum Building Coverage	20%	—	35%	
Maximum Height	35	35	35	35	35	35	2 stories	35	35	40	40	40	60	60	90	Maximum Height	35	35	35	
Accessory Structure Height	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Accessory Structure Height	12	35	12	
Maximum Width	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Maximum Width	—	—	—	
Minimum Setbacks																Minimum Setbacks				
•Front yard	40	25	25	25	25	15	25	25	25	25	25	25	15	15	15	•Front yard	40(A)	40(B,C)	25	
•Street side yard	25	15	15	15	15	10	15	15	15	15	15	15	15	15	15	•Street side yard	25	25(C)	25	
•Interior side yard	10	5	5	5	5	—	—	5	5	5	5	5	5	5	5	•Interior side yard	10	10(C)	5	
•Rear yard	20	10	10	10	10	—	15	10	10	10	10	10	10	10	10	•Rear yard	20	10(C)	10 (D)	
Compatibility Effects																Compatibility Effects				
Building Articulation (L)	in McMansion Areas										—	—	—	—	—	—	Building Articulation (H)	no	no	no
RR	SF-1	SF-2	SF-3	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	RR	LA	R1A			

Current Residential Zoning

- (A) and other allowed uses
- (B) width along cul-de-sac: 33 feet at front lot line, 60 feet and front setb
- (C) Shoreline Setbacks are 75 feet on all sides
- (D) The rear setback is five feet for accessory structures with a maximum
- (E) The less restrictive between 2,300 sq. ft. and 0.4 FAR
- (F) The less restrictive between 1,150 sq. ft. and 0.4 FAR
- (G) Preservation Incentive: Accessory Dwelling Unit does not count toward
- (H) Articulation is required for side walls on additions or new construction

Disclaimer: This chart has been prepared by volunteer members of the Community Not Commodity Research Group. It does not include all of the categories listed in the draft code, and because of the complexity of the draft code, some of the

Table Comparing Density Under

CodeNEXT V3 R Zoning																					Single-Family (A)
Residential House Scale Zones																					
R1B		R1C	R2A			R2B			R2C			R2D			R2E						
Single-Family (A)	Manufactured Home	Single-Family (A)	Single-Family (A)	Single-Family Attached	Duplex (corner only)	Single-Family (A)	Single-Family Attached	Duplex	Single-Family (A)	Single-Family Attached	Duplex	Single-Family (A)	Single-Family Attached	Duplex	Single-Family (A)	Single-Family Attached	Duplex	Single-Family (A)	Single-Family Attached	Duplex	
Lot																					6500
5750	5750	5000	5000	2500	5000	5000	2500	5000	5000	2500	3500	5000	3500	2500	3500	5000	3500	2500	3500	5000	Minimum Lot Size
45	45	45	45	25	45	45	25	50	45	25	25	45	35	25	25	45	35	25	25	45	Minimum Lot Width
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	Maximum Buildings Per Lot (-ADU)
Residential House Scale Zones																					
1	1	1	1	1	2	1	1	2	1	1	2	1	1	1	2	1	1	1	1	2	Dwellings per unit (non-ADU)
1	1	1	1	0	0	1	0	0	1	0	1	0	1	0	1	0	1	0	1	0	Accessory Dwelling Unit (ADU)
1	1	1	1	1	2	1	1	2	1	1	2	1	1	1	2	1	1	1	1	2	Maximum Total Units per Lot no ADU
2	2	2	2	1	2	2	1	2	2	1	2	2	2	1	2	2	2	1	2	2	Maximum Total Units per Lot plus ADU
1100	1100	1100	1100	—	—	1100	—	—	1100	—	1100	—	1100	—	1100	—	1100	—	1100	—	Maximum ADU Size
15000	15000	15000	7000	—	—	7000	—	—	7000	—	7000	—	7000	—	7000	—	7000	—	7000	—	Lot Size for ADU
—	—	—	975	—	—	975	—	—	975	—	975	—	975	—	975	—	975	—	975	—	Maximum ADU Size
—	—	—	5000	—	—	5000	—	—	5000	—	5000	—	5000	—	5000	—	5000	—	5000	—	Lot Size for ADU
—	—	—	—	—	—	—	—	—	750	—	750	—	750	—	750	—	750	—	750	—	Maximum ADU Size
—	—	—	—	—	—	—	—	—	3500	—	3500	—	3500	—	3500	—	3500	—	3500	—	Lot Size for ADU
yes	yes	yes	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	Affordable Housing Bonus
—	—	0.4(E)	0.4 (E)	0.4 (F)	0.4 (E)	—	—	—	0.4 (E)	0.4 (F)	0.4 (F)	0.4 (E)	—	—	—	—	0.4 (E)	0.4 (F)	0.4 (F)	0.4 (E)	FAR (Floor Area Ratio):1 limit
no	no	yes	yes	yes	yes	no	no	no	yes	yes	yes	yes	no	no	no	no	yes	yes	yes	yes	FAR Preservation Incentive (K)
7.57565	7.57565	8.712	8.712	17.424	17.424	8.712	17.424	17.424	8.712	17.424	12.45	17.424	12.45	17.4	12.45	17.424	12.446	17.4	12.4	17.42	Calculated Units per Acre no ADU
—	—	—	17.424	—	—	17.42	—	—	17.42	17.424	24.89	17.424	24.89	17.4	24.89	17.424	24.891	17.4	24.9	17.42	Calculated Units per acre with ADU
15.2	15.2	17.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Calculated Units per acre with ADU +AHBP
15.2	15.2	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	24.9	17.4	24.9	17.4	24.9	17.4	24.9	17.4	24.9	17.4	Maximum Units per Acre
R1B	R1B	R1C	R2A			R2B			R2C			R2D			R2E						
Missing																					
45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	65%	65%	65%	65%	65%	65%	65%	Maximum Impervious Cover
40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	55%	55%	55%	55%	55%	55%	55%	Maximum Building Coverage
35	35	32	32	32	32	35	35	35	32	32	32	32	32	35	35	35	35	32	32	32	Maximum Height
12	12	32	32	32	32	12	12	12	32	32	32	32	32	12	12	12	12	32	32	32	Accessory Structure Height
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Maximum Width
Minimum Setbacks																					
25	25	25	25	25	25	25	25	25	25	25	25	25	25	15	15	15	15	15	15	15	•Front yard
15	15	15	15	15	15	15	15	15	15	15	15	15	15	10	10	10	10	10	10	10	•Street side yard
5	5	5	5	5	5	5	5	5	5	5	5	5	5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	•Interior side yard
10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	5	5	5	5	5	5	5	•Rear yard
Compatibility Effects																					
no	no	yes	yes	yes	yes	no	no	no	yes	yes	yes	yes	no	no	no	no	yes	yes	yes	yes	Building Articulation (L)
R1B	R1B	R1C	R2A			R2B			R2C			R2D			R2E						
CodeNEXT V3 R Zoning																					

back and all points beyond 100 feet are 100 feet

1 height of fifteen feet.

d FAR limit when existing house (at least 10 years old) is preserved.

1 that are 15 feet or taller and located within 9 feet of the side lot line.

e authors' interpretations might be in error. This document is merely an introduction to the draft code and is not authoritative

R4A				R4B							R4C								
Multi-Family (A)	Cottage Court 3	Cottage Court 6	Town house	Single-Family (A)	Single-Family Attached	Duplex	Multi-Family (A)	Cottage Court 3	Cottage Court 6	Town house	Single-Family (A)	Single-Family Attached	Duplex	Multi-Family (A)	Cottage Court 3	Cottage Court 6	Town house	Lot	
6000	5000	10000	1800	3500	2000	4000	6000	5000	10000	1800	3500	2000	4000	6000	5000	10000	1800	Minimum Lot Size	
45	50	100	18	35	25	40	45	50	100	18	35	25	40	45	50	100	18	Minimum Lot Width	
4	3	6	1	1	1	1	4	3	6	1	1	1	2	4	1	1	1	Maximum Buildings Per Lot (-ADU)	
8	—	—	—	—	—	—	8	—	—	—	—	—	—	8	—	—	—	Max Buildings Per Lot (-ADU)+AHBP	
1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	3	4	6	Dwellings per unit (non-ADU)	
1	1	1	1	1	0	1	1	1	1	1	1	0	1	1	1	1	1	Accessory Dwelling Unit (ADU)	
4	3	6	1	1	1	2	4	3	6	1	1	1	2	4	3	6	1	Maximum Total Units per Lot no ADU	
5	4	7	2	2	1	3	5	4	7	2	2	1	3	5	4	7	2	Maximum Total Units per Lot plus ADU	
1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	Maximum ADU Size	
7000	7000	7000	7000	7000	7000	7000	7000	7000	7000	7000	7000	7000	7000	7000	7000	7000	7000	Lot Size for ADU	
975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	Maximum ADU Size	
5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	Lot Size for ADU	
750	750	750	750	750	750	750	750	750	750	750	750	750	750	750	750	750	750	Maximum ADU Size	
3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	Lot Size for ADU	
yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	no	no	no	no	no	yes	Affordable Housing Bonus	
0.4 (E)	0.6	0.8	0.4	0.4 (E)	0.4 (F)	0.4 (E)	0.6	0.6	0.6	0.4	0.4 (E)	0.4 (F)	0.4 (E)	0.6	0.6	0.6	0.4	FAR (Floor Area Ratio):1 limit	
yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	FAR Preservation Incentive (K)
29.04	26.136	26.136	24.2	12.4457	21.78	21.78	29.04	26.136	26.136	24.2	12.4457	21.78	21.78	29.04	26.136	26.136	24.2	Calculated Units per Acre no ADU	
36.3	34.848	30.492	48.4	24.8914	—	32.67	36.3	34.848	30.492	48.4	24.8914	—	32.67	36.3	34.848	30.492	48.4	Calculated Units per acre with ADU	
65.3	—	—	—	—	—	—	65.3	—	—	—	—	—	—	65.3	—	—	—	Calculated Units per acre with ADU +AHBP	
65.3	34.8	30.5	48.4	24.9	21.8	32.7	65.3	34.8	30.5	48.4	24.9	21.8	32.7	65.3	34.8	30.5	48.4	Maximum Units per Acre	
R4A				R4B							R4C								
Massing																			
45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	Maximum Impervious Cover
40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	Maximum Building Coverage
32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	Maximum Height
12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	Accessory Structure Height
60	60	60	60	60	60	60	60	60	60	60	80	80	80	80	80	80	80	80	Maximum Width
Minimum Setbacks																			
25	25	25	25	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	•Front yard
15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	•Street side yard
5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	•Interior side yard
10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	10 (D)	•Rear yard
Compatibility Effects																			
yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	Building Articulation (L)
R4A				R4B							R4C								