

**Dimensional Standards Comparison of Zoning Districts in Current Code and Proposed Title 21 Rewrite  
(Includes proposed amendments by Planning and Zoning Commission)**

<b>Type of Dimensional Standard</b>	<b>Current Code</b>	<b>Proposed Code</b>
<b>R-1</b>	<b>single-family residential</b>	<b>single-family residential</b>
R-1 Minimum area	Single-family—6,000 sf	Single-family—6,000 sf Nonresidential—10,000 sf
R-1 Setbacks	Front—20' Side—5' Rear—10'	Front—20' Side—residential-5', nonresidential-10' Rear—10'
R-1 Building height	Principal structure—30' Garage—20' Accessory structure—12'	Principal structure—30' Garage—20' Accessory structure—12'
R-1 Lot coverage	30%	30%
<b>R-1A</b>	<b>single-family residential</b>	<b>single-family residential (larger lot)</b>
R-1A Minimum area	Single-family—8,400 sf	Single-family—8,400 sf Non-residential—10,000 sf
R-1A Setbacks	Front—20' Side—5' Rear—10'	Front—20' Side—residential-5', nonresidential-10' Rear—10'
R-1A Building height	Principal structure—30' Garage—20' Accessory structure—12'	Principal structure—30' Garage—20' Accessory structure—12'
R-1A Lot coverage	30%	30%
<b>R-2A</b>	<b>two-family residential (large lot)</b>	<b>two-family residential (larger lot)</b>
R-2A Minimum area	Single-family—7,200 sf Two-family—8,400 sf	Single-family —7,200 sf Two-family —8,400 sf Single-family attached—3,500 sf Nonresidential—10,000 sf
R-2A Setbacks	Front—20' Side—5' Rear—10'	Front—20' Side—residential-5'; nonresidential-10' Rear—10'
R-2A Building height	Principal structure—30' Garage—25' Accessory structure—12'	Principal structure—30' Garage—25' Accessory structure—12'
R-2A Lot coverage	40%	40%
<b>R-2D</b>	<b>two-family residential</b>	<b>two-family residential</b>
R-2D Minimum area	Single-family—6,000 sf Two-family—6,000 sf	Single-family/two-family—6,000 sf Single-family attached—3,500 sf Nonresidential—10,000 sf
R-2D Setbacks	Front—20' Side—5' Rear—10'	Front—20' Side—residential-'5; nonresidential-10' Rear—10'
R-2D Building height	Principal structure—30' Garage—25' Accessory structure—12'	Principal structure—30' Garage—25' Accessory structure—12'

Type of Dimensional Standard	Current Code	Proposed Code
R-2D Lot coverage	40%	40'
<b>R-2F</b>		<b>mixed residential 1</b>
R-2F Minimum area		Single-family detached—6,000min;12,000max. Two-family—6,000 sf Single-family attached/townhouse—3,000 sf 3 units—8,500 sf 4 units—11,000 sf Nonresidential—10,000 sf
R-2F Setbacks		Front—20' Side—less than 3plex—5'; 3-4 units & nonresidential—10' Rear—10'
R-2F Building height		Principal structure—30' Garage—25' Accessory structure—12'
R-2F Lot coverage		40% for all except townhouse, which is 60%
<b>R-2M</b>	<b>Multiple-family residential</b>	<b>mixed residential 2</b>
R-2M Minimum area	Single-family, two-family—6,000 sf 3 units—8,500 sf 4 units—11,000 sf 5 units—13,500 sf 6 units—16,000 sf 7 units—18,000 sf 8 units—20,000 sf	Single-family—6,000 sf min, 12,000 sf max Two-family—6,000 sf Single-family attached/townhouse—3,000 sf 3 units—8,500 sf 4 units—11,000 sf 5 units—13,500 sf 6 units—16,000 sf 7 units—18,000 sf 8 units—20,000 sf Nonresidential—10,000 sf
R-2M Setbacks	Front—20' Side—5' Rear—10'	Front—20' Side—less than 3plex—5'; 3-8 units & nonresidential—10' Rear—10'
R-2M Building height	Principal structure—30' Garage—25' Accessory structure—12'	Principal structure—30' Garage—25' Accessory structure—12'
R-2M Lot coverage	40%	40% for all except townhouse, which is 60%
<b>R-3</b>	<b>multiple-family residential</b>	<b>multi-family residential 1</b>
R-3 Minimum area	Single-family-4plex—6,000 sf 5plex or more—8,500 sf plus 1,000 sf for each unit over 5	Townhouse—3,000 sf Multifamily—6,000 sf plus 1,000 for each unit over 4 units Nonresidential—10,000 sf
R-3 Setbacks	<u>Single-family and two-family</u> Front—20' Side—5' Rear—10' <u>3plex or more</u>	Front—20' Side—townhouse-5' (0' on common lot line); All other—10' Rear—10' for townhouse; all other 20'

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	Front—20' Side—10' Rear—20'	
R-3 Building height	35'	35'
R-3 Lot coverage	40%	60% for townhouse 40% for all other
R-3 Open Space/Usable Yard	For 3plex or greater, 400 sf per unit	300 sf per unit
<b>R-4</b>	<b>multiple family residential</b>	<b>multi-family residential 2</b>
R-4 Minimum area	Single-family to 6 units—6,000 sf 7 units—8,500 sf 8 units—9,250 sf 9 units—10,000 sf 10 units—10,750 sf 11+ units—11,500 sf and 2.0 Floor Area Ratio	Townhouse—3,000 sf All other uses—6,000 sf
R-4 Setbacks	Front—10' Side—5' plus 1' for every 5' in height over 35' Rear—10'	Front—10' Side—townhouse-5' All others—5' plus 1' for each 5' of height exceeding 35' Rear—10'
R-4 Building height	Unrestricted	Townhouse—35' All other—45'
R-4 Lot coverage	50%	Townhouse—60% All other—50%
R-4 Open space/Usable yard	For 3plex or greater—100 sf per unit	100 sf per unit
<b>R-4A</b>		<b>multi-family residential mixed-use</b>
R-4A Minimum area		Townhouse—3,000 sf All other uses—6,000 sf
R-4A Setbacks		Front—10' min and 20' max Side—townhouse-5' All others-10' if adjacent to residential district (except R-4 or R-4A); otherwise 5' Rear—15' if adjacent to residential district (except R-4 or R-4A); otherwise 10'
R-4A Building height		Townhouse—35' All other—45'
R-4A Lot coverage		Townhouse—60% Multifamily dwellings—65% All other—50%
R-4A Open space/Usable yard		100 sf per unit
<b>R-5</b>	<b>rural residential</b>	<b>rural residential</b>

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R-5 Minimum area	Single-family or mobile home—7,000 sf Two-family—13,000 sf 3 units—19,000 sf 4 units—25,000 sf 5 units or more—30,000 plus 5,000 sf for each unit over 5	Single-family or mobile home—7,000 sf Two-family—13,000 sf Nonresidential—43,560 sf
R-5 Setbacks	Front—20' Side—5' Rear—10'	Front—20' Side—5' Rear—10'
R-5 Building height	Unrestricted	Principal structure—30' Garage—25' Accessory structure—12'
R-5 Lot coverage	30%	30%
<b>R-6</b>	<b>suburban residential (large lot)</b>	<b>low density residential (1 acre)</b>
R-6 Minimum area	Single-family—54,450 sf Two-family—108,900 sf 3 units—163,350 sf 4 units—217,800 sf 5 units or more—261,360 plus 1 acre per unit over 5 (all areas include half the abutting dedicated right-of-way)	Single-family dwelling—43,560 sf Two-family dwelling—87,120 sf Nonresidential—43,560 sf
R-6 Setbacks	Front—50' Side—25' Rear—50'	Front—50' Side—25' Rear—50'
R-6 Building height	Unrestricted	Principal structure—35' Garage—30' Accessory structure—25'
R-6 Lot coverage	30%	30%
<b>R-7</b>	<b>intermediate rural residential</b>	<b>single-family residential (20K)</b>
R-7 Minimum area	20,000 sf plus 20,000 sf for each unit over 1	Single-family dwelling—20,000 sf Two-family dwelling—40,000 sf Nonresidential—20,000 sf
R-7 Setbacks	Front—25' Side—10' Rear—20'	Front—25' Side—10' Rear—20'
R-7 Building height	35'	Principal structure—35' Garage—30' Accessory structure—25'
R-7 Lot coverage	30%	30%
<b>R-8</b>	<b>rural residential (large lot)</b>	<b>low density residential (4 acres)</b>
R-8 Minimum area	Single-family—217,800 sf Two-family—326,700 sf (includes half the abutting dedicated right-of-way)	Single-family—174,240 sf Two-family—261,360 sf Nonresidential—174,240 sf
R-8 Setbacks	Front—25'	Front—25'

Type of Dimensional Standard	Current Code	Proposed Code
	Side—15' Rear—25'	Side—15' Rear—25'
R-8 Building height	Principal structure—35' Garage—30' Accessory structure—25'	Principal structure—35' Garage—30' Accessory structure—25'
R-8 Lot coverage	5%	5%
<b>R-9</b>	<b>rural residential</b>	<b>low density residential (2 acres)</b>
R-9 Minimum area	Single-family—108,900 sf Two-family—163,350 sf (includes half the abutting dedicated right-of-way)	Single-family—87,120 sf Two-family—130,680 sf Nonresidential—87,120 sf
R-9 Setbacks	Front—25' Side—15' Rear—25'	Front—25' Side—15' Rear—25'
R-9 Building height	Principal structure—35' Garage—30' Accessory structure—25'	Principal structure—35' Garage—30' Accessory structure—25'
R-9 Lot coverage	5%	5%
<b>R-10</b>	<b>residential alpine/slope</b>	<b>low density residential alpine/slope</b>
R-10 Minimum area	<u>Average Slope</u> <u>lot area</u> 15% or less        .5 acres 15.01-20%        1.25 acres 20.01-25%        2.5 acres 25.01-30%        5 acres over 30%         7.5 acres (includes half the abutting dedicated right-of-way)	<u>Average Slope</u> <u>lot area</u> 20% or less        1.25 acres 20.01-25%        2.5 acres 25.01-30%        5 acres over 30%         7.5 acres
R-10 Setbacks	Front—none Side—25' or 50' if average slope exceeds 30% Rear—none	Front—10' Side—25' or 50' if average slope exceeds 30% Rear—10'
R-10 Building height	Principal structure—30' Garage—25' Accessory structure—18'	Principal structure—30' Garage—25' Accessory structure—18'
R-10 Lot coverage	<u>Average Slope</u> <u>lot coverage</u> 15% or less        25% 15.01-20%        10% 20.01-25%        8% 25.01-30%        5% over 30%         3%	<u>Average Slope</u> <u>lot coverage</u> 20% or less        10% 20.01-25%        8% 25.01-30%        5% over 30%         3%
<b>B-1A</b>	<b>local and neighborhood business</b>	<b>local and neighborhood business</b>
B-1A Minimum lot area	6,000 sf	6,000 sf
B-1A Setbacks	<u>Residential uses</u> Front—20' Side—5'	Front—10' Side—10' if adjacent to residential district; otherwise 0' or 5' Rear—15' if abutting residential district; 5' if across alley from

Type of Dimensional Standard	Current Code	Proposed Code
	Rear—10' Nonresidential uses Front—20' Side—20' if adjacent to residential district; otherwise 0' or 5' Rear—25' if adjoining residential district; otherwise 5'	residential district; otherwise 10'
B-1A Building height	25'	30'
B-1A Lot coverage	Residential—40% Nonresidential—50%	50%
<b>B-3</b>	<b>general business</b>	<b>general business</b>
B-3 Minimum lot area	Residential uses—same as R-4 district Nonresidential uses—6,000 sf	6,000 sf
B-3 Setbacks	Residential uses—same as R-4 district Nonresidential uses Front—10' Side—10' if adjacent to residential district; otherwise 0' or 10' Rear—15' if adjacent to residential district; otherwise 0'	Front—10' Side—10' if adjacent to residential district; otherwise 0' or 10' Rear—15' if adjacent to residential district; otherwise 0' or 5'
B-3 Building height	Unrestricted	45'
B-3 Lot coverage	Residential—same as R-4 district Nonresidential—unrestricted	Unrestricted
<b>RO</b>	<b>residential-office</b>	<b>residential office</b>
RO Minimum lot area	Single-family—6,000 sf Two-family—6,000 sf 3 to 10 units—6,000 sf 11+ units—14,000 sf and 2.0 Floor Area Ratio All other uses—6,000 sf	6,000 sf
RO Setbacks	Front—10' Side—residential-5' plus 1' for each 5' exceeding 35' —non-residential-0' or 5' Rear—10'	Front—10' Side—10' if adjacent to residential district; otherwise 5' Rear—15' if adjacent to a residential district; otherwise 10'
RO Building height	Unrestricted	45'
RO Lot coverage	Residential—50% Nonresidential—unrestricted	50%
<b>MC</b>	<b>marine commercial</b>	<b>marine commercial</b>
MC Minimum lot area	Residential uses—same as R-4 district Nonresidential uses—6,000 sf	6,000 sf
MC Setbacks	Residential uses—same as R-4 district Nonresidential uses Front—10' Side and Rear—0' or 5' (40' if abutting the bulkhead)	Front—10' Side and Rear—40' if abutting the bulkhead; otherwise 0' or 5'
MC Building height	90' above mean sea level	90' above mean sea level
MC Lot coverage	Residential—same as R-4 district Nonresidential—unrestricted	Unrestricted

Type of Dimensional Standard	Current Code	Proposed Code
<b>NMU</b>		<b>neighborhood mixed-use</b>
NMU Minimum lot area		6,000 sf
NMU Setbacks		Front—minimum 0'; maximum 20' Side—10' if adjacent to residential district; otherwise 0' or 5' Rear—15' if adjacent to residential district; otherwise 0' or 5'
NMU Building height		45'
NMU Lot coverage		N/A (Maximum floor area ratio—0.5)
<b>CMU</b>		<b>community mixed-use</b>
CMU Minimum lot area		6,000 sf
CMU Setbacks		Front—minimum 0'; maximum 20' Side—10' if adjacent to residential district; otherwise 0' or 5' Rear—15' if adjacent to residential district; otherwise 0' or 5'
CMU Building height		60'
CMU Lot coverage		N/A (Maximum floor area ratio—1.0)
<b>RMU</b>		<b>regional mixed-use</b>
RMU Minimum lot area		6,000 sf
RMU Setbacks		Front—minimum 0'; maximum 20' Side—10' if adjacent to residential district; otherwise 0' or 5' Rear—15' if adjacent to residential district; otherwise 0' or 5'
RMU Building height		60'
RMU Lot coverage		N/A (Maximum floor area ratio—1.0)
<b>I-1</b>	<b>light industrial</b>	<b>light industrial</b>
I-1 Minimum lot area	6,000 sf	6,000 sf
I-1 Setbacks	Front—10' Side and Rear—if adjoining residential district, setback shall be equal to that required in residential district; otherwise 0' or 5'	Front—10' Side and Rear—if adjacent to residential district, setback shall be equal to that required in residential district; otherwise 0'
I-1 Building height	Unrestricted, unless within 50' of a residential district boundary—same as residential height limit within that area	50'
I-1 Lot coverage	Unrestricted	Unrestricted
<b>I-2</b>	<b>heavy industrial</b>	<b>heavy industrial</b>
I-2 Minimum lot area	6,000 sf	6,000 sf
I-2 Setbacks	Front—10' Side and Rear—if adjoining residential district, setback shall be twice that of the residential district; otherwise 0' or 5'	Front—10' Side and Rear—if adjacent to residential district, setback shall be twice that of the residential district; otherwise 0'
I-2 Building height	Unrestricted, unless within 50' of a residential district boundary—same as residential height limit within that area	Unrestricted
I-2 Lot coverage	Unrestricted	Unrestricted
<b>MI</b>	<b>marine industrial</b>	<b>marine industrial</b>
MI Minimum lot area	6,000 sf	6,000 sf
MI Setbacks	Front—10' Side and Rear—0' or 5' (40' if abutting the bulkhead)	Front—10' Side and Rear—40' if abutting the bulkhead; otherwise 0' or 5'

Type of Dimensional Standard	Current Code	Proposed Code
MI Building height	Unrestricted, unless within 50' of a residential district boundary—same as residential height limit within that area	Unrestricted, unless within 50' of a residential district boundary—same as residential height limit within that area
MI Lot coverage	Unrestricted	Unrestricted
<b>A</b>		<b>airport</b>
A Minimum lot area		4,000 sf
A Setbacks		None
A Building height		Unrestricted
A Lot coverage		Unrestricted
<b>AF</b>	<b>antenna farm</b>	<b>antenna farm</b>
AF Minimum lot area	2 acres	2 acres
AF Setbacks	Front—50' Side—25' Rear—25'	Front—50' Side—25' Rear—25'
AF Building height	Unrestricted	Unrestricted
AF Lot coverage	50%	50%
<b>DR</b>		<b>development reserve</b>
DR Minimum lot area		5 acres
DR Setbacks		Front, side, and rear setbacks shall be 25' when abutting PR, PLI, or residential district; otherwise same as abutting district
DR Building height		35'
DR Lot coverage		20%
<b>PLI</b>	<b>public lands and institutions</b>	<b>public lands and institutions</b>
PLI Minimum lot area	15,000 sf	6,000 sf
PLI Setbacks	Front—when abutting PLI or residential district, 25' or front yard of abutting district, whichever is greater; otherwise same as abutting district Side—when abutting PLI or residential district, 25' or front yard of abutting district, whichever is greater; otherwise same as abutting district Rear—when abutting PLI or residential district, 30' or front yard of abutting district, whichever is greater; otherwise same as abutting district	Front, side, and rear setbacks shall be 25' when abutting PR, PLI, or residential district; otherwise same as abutting district
PLI Building height	Unrestricted, except where buildings exceed 35 feet in height adjacent to a residential use or district, the minimum setback requirement shall be increased one foot for each 1.5 feet in height exceeding 35 feet.	Unrestricted
PLI Lot coverage	Lots up to 1 acre—30% Lots 1 acre--5 acres—35% Lots 3.5 acres--25 acres—40% Lots greater than 25 acres—45%	45%
<b>PR</b>		<b>parks and recreation</b>



Type of Dimensional Standard	Current Code	Proposed Code
PR Minimum lot area		6,000 sf
PR Setbacks		Front, side, and rear setbacks shall be 25' when abutting PR, PLI, or residential district; otherwise same as abutting district
PR Building height		Unrestricted
PR Lot coverage		45%
<b>R-11/TA</b>	<b>Turnagain arm</b>	<b>Turnagain arm</b>
R-11/TA Minimum lot area	varies by use and sewer system type	varies by use and sewer system type
R-11/TA Setbacks	<u>Residential</u> Front—20' Side—5' Rear—10' <u>Commercial</u> Front—10' Side—10' if adjacent to residential district; otherwise 5' Rear—15' if adjacent to residential district; otherwise 10' <u>Industrial</u> Front—10' Side and Rear—if adjoining residential district, setback shall be equal to that required in residential district; otherwise 0' or 5' <u>Institutional</u> Front—25' Side—10' Rear—15'	Front—25' Side—15' Rear—25'
R-11/TA Building height	35', unless greater height allowed by conditional use	35', unless greater height allowed by conditional use
R-11/TA Lot coverage	<u>Residential uses</u> Less than 1 dwelling unit per acre—30% 1-5 dwelling units per acre—30% 5+ dwelling units per acre—40% <u>Commercial uses</u> —70% <u>Industrial uses</u> —unrestricted <u>Institutional uses</u> —30%	Residential uses—20% Nonresidential uses—25%
<b>W</b>	<b>watershed</b>	<b>watershed</b>
W Minimum lot area	None	None
W Setbacks	None	None
W Building height	Unrestricted	50'
W Lot coverage	Unrestricted	5%