

	Bonus Type	Dwelling Units	Bonus Dwelling Units	FAR	Bonus FAR	Front Setback	Side Street Setback	Side Setback	Rear Setback	Compatibility Setback ?	Building Width (max.)	Net Frontage (fr/ side)	Overall Height (max.)	Bonus Height	Compatibility Stepback ?	Impervious Cover (max.)	Notes
R4	Unit & FAR / P.I.	4 / lot	(+) 4	0.4	—	15'	10'	5'	5'	—	80'	—	35'	45'	No	0.5	
RM1	Unit & FAR / P.I.	6 / lot	(+) 4	0.8	(+) 1.2	10'	10'	5'	10'	—	100'	—	40'	[—] 50' or 4 stories	No	0.6	45'-50' needed for 4 stories, depending on lot and gabled roof
MF-1	—	17 / acre	—	—	—	25'	15'	5'	10'	Yes	—	—	40'	—	Yes	0.55	
SF-5/ SF-6	—	12 / acre	—	—	—	25'	15'	5'	10'	—	—	—	35'	—	No/Yes	0.55	
RM2	Unit, FAR, & Height / P	24 / acre	(+) 36	0.8	(+) 1.2	10'	5'	5'	5'	Yes	100'	—	40'	[60'] 65'	Yes	0.6	65' better allows 5 floors resi
MF-2	—	27 / acre	—	—	—	25'	15'	5'	10'	Yes	—	—	40'	—	Yes	0.6	
RM3	Unit & FAR / P.I.	36 / acre	(+) 40	0.8	(+) 1.2	5'	5'	5'	5'	Yes	—	—	60'	[—] 75'	Yes	0.7	75' allows 6 floors resi
MF-3	—	36 / acre	—	0.75	—	25'	15'	5'	10'	Yes	—	—	40'	—	Yes	0.65	
RM4	Unit & Height/ P.I.	48 / acre	Unlimit	N/R	—	5'	5'	5'	5'	Yes	—	—	60'	90'	Yes	0.8	
MF-4/MF-5	—	54 / acre	—	0.75/1.0	—	15'	15'	5'	10'	Yes	—	—	60'	—	Yes	0.7	
RM5	Unit & Height/ P.I.	54 / acre	Unlimit	N/R	—	5'	5'	5'	5'	Yes	—	—	90'	[420'] 135'	Yes	0.8	135 is natural height break due to fire code
MF-6	—	N/R	—	N/R	—	15'	15'	5'	10'	Yes	—	—	90'	—	Yes	0.8	
MU1	Unit & FAR / P.I.	18 / acre	(+) 24	0.6	(+) 0.6	15'	10'	5'	10'	No	80'	—	35'	[—] 40' or 3 stories	No	0.7	40' allows 2 stories over parking. 3 stories in 40' is unlikely.
NO-MU	—	12 / acre	—	0.35	—	25'	15'	5'	5'	Yes	—	—	35'	—	Yes	0.6	
MU2	Unit & FAR / P.I.	24 / acre	(+) 24	0.8	(+) 0.8	10'	10'	5'	10'	No	100'	—	40'	[—] 50' or 4 stories	No	0.7	50' allows 4 stories residential / 3 floors office, but favors resi.
LO-MU	—	27 / acre	—	0.7	—	25'	15'	5'	5'	Yes	—	—	40'	—	Yes	0.7	
MU3	Unit, FAR, Height / P.I.	24 / acre	(+) 36	0.8	(+) 1	10'	5'	5'	5'	Yes	—	40% / 40%	40'	[60'] 65'	Yes	0.7	65' better allows 4 floors office
LR-MU	—	27 / acre	—	0.5	—	25'	15'	0'	0'	Yes	—	—	40'	—	Yes	0.8	
MU4	Unit & FAR / P.I.	36 / acre	(+) 48	1	(+) 2	5'	5'	5'	5'	Yes	—	40% / 40%	60'	[—] 65'	Yes	0.8	65' better allows 4 floors office
GO-MU	—	54 / acre	—	1	—	15'	15'	5'	5'	Yes	—	—	60'	—	Yes	0.8	
GR-MU	—	54 / acre	—	1	—	10'	10'	0'	0'	Yes	—	—	60'	—	Yes	0.9	
MU5A	Unit, FAR, Height / P.I.	48 / acre	(+) Unlimit	2	(+) 3	5'	5'	0'	0'	Yes	—	40% / 40%	60'	90'	Yes	0.9	
MU5B	Unit, FAR, Height / P.I.	48 / acre	(+) Unlimit	2	(+) 3	5'	5'	0'	0'	Yes	—	40% / 40%	60'	90'	Yes	0.9	
CS-MU	—	54 / acre	—	2	—	10'	10'	0'	0'	Yes	—	—	60'	—	Yes	0.95	
MS2A	Height	N/R	—	N/R	—	5' min; 10' max.	5' min; 10' max.	0'	5'	Yes	—	75% / 75%	45'	65'	Yes	0.9	
MS2B	Height	N/R	—	N/R	—	5' min; 10' max.	5' min; 10' max.	0'	5'	Yes	—	75% / 75%	45'	65'	Yes	0.9	
GR-V	FAR	N/R	—	1	N/R	10'	10'	0'	0'	Yes	—	—	60'	—	Yes	0.9	
MS3	Height	54 / acre	(+) Unlimit	N/R	—	5' min; 10' max.	5' min; 10' max.	0'	0'	Yes	300'	75% / 75%	65'	[85'] 90'	Yes	0.95	90' is natural height break (6 res or 5 office over retail) due to fire code
CS-V	FAR	N/R	N/R	2	N/R	10'	10'	0'	0'	Yes	—	—	60'	—	Yes	0.95	
UC	Height	N/R	—	N/R	—	0' min; 10' max.	0' min; 10' max.	0'	0'	—	350'	75% / 75%	[80'] 60' / [420'] 60' / 150' / 200' / 180' 60' / [240'] 300' / Unlimit / Unlimit	Yes	0.95	300' is allowed under proposed UNO zoning (UT tower is 307', Capitol is 311'). Take base down to 60' to match current zoning map.	
MS1 (new) staff	staff	staff	staff	staff	staff	15'	10'	0'	10'	Yes	—	staff	35'	50 or 3 stories	Yes	95	New zone for "village center" type 3-story mixed use with MS2B allowed uses (added MUP/CUP required where appropri.)