

LDC REVISION 2019	SF-5/ SF-6			RM2 MF-2		RM3 MF-3		RM4 MF-4/MF-5		RM5 MF-6		MU1
	RM1	MF-1	SF-5/ SF-6	RM2	MF-2	RM3	MF-3	RM4	MF-4/MF-5	RM5	MF-6	MU1
<b>Bonus</b>												
Bonus Type	Unit & FAR / Pres. Incent. — —			Unit, FAR, & Height / Pres. Inc. —		Unit & FAR / Pres. Incent. —		Unit & Height/ Pres. Incent. —		Unit & Height/ Pres. Incent. —		Unit & FAR / Pres. Incent.
<b>Lot Size &amp; Intensity</b>												
Lot Width (min.)	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'
Lot Area (min.)	5,000 sf	8,000 sf	5,750 sf	5,000 sf	8,000 sf	5,000 sf	8,000 sf	5,000 sf	8,000 sf	5,000 sf	8,000 sf	5,000 sf
Dwelling Units	6 per lot	17 per acre	12 per acre	24 per acre	27 per acre	36 per acre	36 per acre	48 per acre	54 per acre	54 per acre	N/R	18 per acre
Bonus Dwelling Units	(+) 4	—	—	(+) 36	—	(+) 40	—	Unlimited	—	Unlimited	—	(+) 24
FAR	0.8	—	—	0.8	—	0.8	0.75	N/R	0.75/1.0	N/R	N/R	0.6
Bonus FAR	(+) 1.2	—	—	(+) 1.2	—	(+) 1.2	—	—	—	—	—	(+) 0.6
<b>Building Placement &amp; Form</b>												
Front Setback	10'	25'	25'	10'	25'	5'	25'	5'	15'	5'	15'	15'
Side Street Setback	10'	15'	15'	5'	15'	5'	15'	5'	15'	5'	15'	10'
Side Setback	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'
Rear Setback	10'	10'	10'	5'	10'	5'	10'	5'	10'	5'	10'	10'
Compatibility Setback?	—	Yes	—	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
Building Width (max.)	100'	—	—	100'	—	—	—	—	—	—	—	80'
Net Frontage (front/side st)	—	—	—	—	—	—	—	—	—	—	—	—
Articulation Required?	Yes	—	—	Yes	—	Yes	—	Yes	—	Yes	—	Yes
<b>Height</b>												
To Top Plate (max.)	—	—	—	—	—	—	—	—	—	—	—	—
Overall (max.)	40'	40'	35'	40'	40'	60'	40'	60'	60'	90'	90'	35'
Bonus Height	—	—	—	(+) 20'	—	—	—	(+) 30'	—	(+) 30'	—	—
Compatibility Stepback?	No	Yes	No/Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
<b>Impervious Cover</b>												
Impervious Cover (max.)	60%	55%	55%	60%	60%	70%	65%	80%	70%	80%	80%	70%

NO-MU	MU2	LO-MU	MU3	LR-MU	MU4	GO-MU	GR-MU	MU5A	MU5B	CS-MU	CH	MS2A
—	Unit & FAR / Pres. Incent.	—	Unit, FAR, Height / Pres. Incent.	—	Unit & FAR / Pres. Incent.	—	—	Unit, FAR, Height / Pres. Incent.	Unit, FAR, Height / Pres. Incent.	—	—	Height
50' 5,750 sf	50' 5,000 sf	50' 5,750 sf	50' 5,000 sf	50' 5,750 sf	50' 5,000 sf	50' 5,750 sf	50' 5,750 sf	50' 5,000 sf	50' 5,000 sf	50' 5,750 sf	100' 20,000 sf	18' 1,800 sf
12 per acre	24 per acre	27 per acre	24 per acre	27 per acre	36 per acre	54 per acre	54 per acre	48 per acre	48 per acre	54 per acre	N/R	N/R
—	(+) 24	—	(+) 36	—	(+) 48	—	—	(+) Unlimited	(+) Unlimited	—	—	—
0.35	0.8	0.7	0.8	0.5	1	1	1	2	2	2	3	N/R
—	(+) 0.8	—	(+) 1	—	(+) 2	—	—	(+) 3	(+) 3	—	—	—
25' 15' 5' 5'	10' 10' 5' 10'	25' 15' 5' 5'	10' 5' 5' 5'	25' 15' 0' 0'	5' 5' 5' 5'	15' 15' 5' 5'	10' 10' 0' 0'	5' 5' 0' 0'	5' 5' 0' 0'	10' 10' 0' 0'	50' 50' 25' 25'	5' min; 10' max. 5' min; 10' max. 0' 5'
Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
—	100'	—	—	—	—	—	—	—	—	—	—	—
—	—	—	40% / 40%	—	40% / 40%	—	—	40% / 40%	40% / 40%	—	—	75% / 75%
—	Yes	—	Yes	—	Yes	—	—	Yes	Yes	—	—	Yes
—	—	—	—	—	—	—	—	—	—	—	—	—
35'	40'	40'	40'	40'	60'	60'	60'	60'	60'	60'	120'	45'
—	—	—	(+) 20'	—	—	—	—	(+) 30'	(+) 30'	—	—	(+) 20'
Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
60%	70%	70%	70%	80%	80%	80%	90%	90%	90%	95%	85%	90%

MS2B GR-V		MS3 CS-V		CC DMU		UC
Height	FAR	Height	FAR	Height/FAR	Height/FAR	Height
18'	50'	18'	50'	N/R	N/R	N/R
1,800 sf	5,750 sf	1,800 sf	5,750 sf	N/R	N/R	4,000 sf
N/R	N/R	54 per acre	N/R	N/R	N/R	N/R
—	—	(+) Unlimited	N/R	—	—	—
N/R	1	N/R	2	1 / 2 / 3 / 5	5	N/R
—	N/R	—	N/R	DDBP	DDBP	—
5' min; 10' max.	10'	5' min; 10' max.	10'	0' min; 10' max.	0' min; 10' max.	0' min; 10' max.
5' min; 10' max.	10'	5' min; 10' max.	10'	0' min; 10' max.	0' min; 10' max.	0' min; 10' max.
0'	0'	0'	0'	0'	0'	0'
5'	0'	0'	0'	0'	0'	0'
Yes	Yes	Yes	Yes	—	Yes	—
—	—	300'	—	—	—	350'
75% / 75%	—	75% / 75%	—	75% / 75%	—	75% / 75%
Yes	Yes	Yes	Yes	Yes	—	Yes
—	—	—	—	—	—	—
45'	60'	65'	60'	40' / 60' / 80' / 120'	120'	80' / 120' / 180' / Unlimited
(+) 20'	—	(+) 25'	—	DDBP	DDBP	(+) 70' / 80' / 60' / —
Yes	Yes	Yes	Yes	No	Yes	Yes
90%	90%	95%	95%	100%	100%	95%