

| | 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 (ft/ 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.I. | 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' / [120'] 60' / 200' / 180' 60' / [240'] 300' / Unlimit | 150' / 200' / [240'] 300' / 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 max. |
| 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 appropr.) |