

Unit Size Limiter Examples

City	Description	1-unit regs	2-unit regs	3-unit regs	Minimum Lot Size	Source
Portland	Graduated FAR by zoning district and unit count	0.4-0.7, depending on zoning district	0.5-0.8, depending on zoning district	0.6-0.9 depending on zoning district	1,600 sq. ft. - 5,000 sq. ft., depending on zoning district and number of units	Portland Residential Infill Project
Minneapolis	Greater of FAR (uniform) or total gross floor area	0.5 or 2,500 sq. ft. of GFA, whichever is greater	0.5 or 2,500 sq. ft. of GFA, whichever is greater	0.5 or 2,500 sq. ft. of GFA, whichever is greater	5,000 sq. ft. or 6000 sq. ft., depending on the zoning district	Three-Unit Buildings Ordinance
St. Paul	No FAR; Minimum site area per unit	No FAR	No FAR	No FAR	1,000 or 1,500 sq. ft. minimum site area per unit, depending on zoning district	1-4 Unit Housing Study Code Amendments
Arlington, VA	No FAR; maximum unit size depending on unit count and housing typology	No FAR	No FAR; 4,800 sq. ft. max GFA for duplex, 5,000 sq. ft. max GFA for two semidetached units	No FAR; 7,500 sq. ft. max GFA for 3 townhouses ; 6,000 sq. ft. max GFA for 3-unit multiplex	6,000 sq ft. minimum site area for 2-4 unit projects	<ul style="list-style-type: none"> Missing Middle Ordinance Arlington County Zoning Ordinance
Austin McMansion	Greater of FAR (uniform) or total gross floor area	0.4 or 2,300 sq. ft. of GFA, whichever is greater	0.4 or 2,300 sq. ft. of GFA, whichever is greater	0.4 or 2,300 sq. ft. of GFA, whichever is greater	10,000 sq. ft. or 5,750 sq. ft., depending on the zoning district	Subchapter F: Residential Design and Compatibility Standards
Austin LDC Rewrite	Greater of FAR (graduated by unit count) or total sq. ft. per unit	0.4 or 1,300 sq. ft. per unit, whichever is greater	0.4 or 1,300 sq. ft. per unit, whichever is greater	0.6	5,000 sq. ft.	LDC Revision 2/5/20 Work Session Presentation
Austin LDC Rewrite Casar Motion	Graduated FAR by unit count	0.35	0.5	0.65	5,000 sq. ft.	LDC Revision 2/5/20 Work Session Presentation
Suggestion by CoA Housing Staff	Graduated FAR by zoning district and unit count	Current Code	.4 SF-1, .5 SF-2&3	.4 SF-1, .6 SF-2&3	10,000 sq. ft. or 5,750 sq. ft., depending on the zoning district	

Portland, Oregon – This table was recreated from the Portland FAR regulations for zone and # of units.

Comparison of proposed FAR by zone on minimum sized lots with resulting average unit sizes*

# of Units	Housing Types	R7			R5			R2.5		
		Min. Lot Size	Base FAR	Average Unit Size	Min. Lot Size	Base FAR	Average Unit Size	Min. Lot Size	Base FAR	Average Unit Size
1	House	4,200 sf	0.4	1,680 sf	3,000 sf	0.5	1,500 sf	1,600 sf	0.7	1,120 sf
2	House +ADU, or Duplex		0.5	1,050 sf		0.6	900 sf		0.8	640 sf
3	House + 2 ADUs Duplex + ADU, or Triplex	5,000 sf	0.6	1,000 sf	4,500 sf	0.7	1,050 sf	3,200 sf	0.9	960 sf
4	Fourplex			750 sf			788 sf			720 sf

*Average unit sizes derived from: (lot size*FAR)# of units. They do not reflect ADU unit size limits.