

Table Comparing Density Under Current Code vs House Form CodeNEXT Draft 2

Description	Current Residential Zoning									CodeNEXT R Zoning							
	Single Family									Residential House Scale Zones							
	RR	SF-1	SF-2	SF-3	SF-3	SF-4A	SF-4B	SF-5	SF-6	RR	LA	R1A	R1B		R1C		
					duplex					no form specified	no form specified	no form specified	House	House (H)	House	House (H)	
<b>Lot</b>																	
Minimum Lot Size	43560	10000	5750	5750	7000	3600	43560(A)	5750	5750	43560	43560	10000	5750	2500	5750	2500	
Minimum Lot Width	100	60	50	50	50	40	40	50	50	100	100	60	45	25	45	25	
Minimum Lot Depth	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Maximum Buildings Per Lot (-ADU)	1	1	1	1	1	1	1	?	?	1	1	1	1	1	1	1	
Dwellings per unit (non-ADU)	1	1	1	1	2	1				1	1	1	1	1	1	1	
Accessory Dwelling Unit (ADU)	0	0	0	1	0	0	0	0	0	1	0	1	1	1	1	1	
Maximum ADU Size	—	—	—	1100(B)	1100(B)	—	—	—	—	—	—	—	1150(D)	1150(D)	1150(D)	1150(D)	
Maximum Total Units per Lot	1	1	1	2	2	1	15.557	?	?	2	1	2	2	2	2	2	
Affordable Housing Bonus	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	
Calculated Max. Units per acre	1.0	4.4	7.6	15.2	12.4	12.1	15.6	?	?	2.0	1.0	8.7	15.2	34.8	15.2	34.8	
<b>Residential Uses</b>																	
Accessory Dwelling Unit (ADU)	no	no	no	yes	no	no	no	no	no	no	no	no	yes	yes	yes	yes	
Duplex (two Family Residential)	no	no	no	yes	yes	no	no	yes	yes	no	no	no	no	no	no	no	
Cottage	yes	yes	yes	yes	yes	yes	yes	yes	yes	?	?	?	?	?	?	?	
House	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	
Cottage Corner(4)	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	
Cottage Court(6 or more)	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	
Live/Work(I)	no	no	no	no	no	no	no	no	no	no	yes	no	no	no	no	no	
Rowhouse(G)	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	
Multiplex	no	no	no	no	no	no	no	?	?	no	no	no	no	no	no	no	
Small Lot Single Family	no	no	no	no	no	yes	yes	yes	yes	no	no	no	no	yes	no	yes	
Single Family	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	
<b>Massing</b>																	
Maximum Building Coverage	20%	35%	40%	40%	40%	55%	40%	40%	40%	20%	—	35%	40%	40%	40%	40%	
Maximum Impervious Cover	25%	40%	45%	45%	45%	65%	60%	55%	55%	25%	5-35%	40%	45%	45%	45%	45%	
FAR (Floor Area Ratio):1 limit	(J)	(J)	(J)	(J)	(J)	(J)	(J)	(J)	(J)	—	—	—	—	—	—	—	
Maximum Height	35	35	35	35	35	35	2 stories	35	35	35	35	35	35	35	35	35	
Accessory Structure Height										30	—	30	30	30	30	30	
•≤ 80' of front property line	—	—	—	—	—	—	—	—	—	—	—	—	—	—	32	32	
•> 80' of front property line	—	—	—	—	—	—	—	—	—	—	—	—	—	—	22(G)	22(G)	
Maximum Width	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Minimum Setbacks																	
•Front yard	40	25	25	25	25	15	25	25	25	40(A)	40(A,B)	25	25	25	25	25	
•Street side yard	25	15	15	15	15	10	15	15	15	25	25(B)	25	15	15	15	15	
•Interior side yard	10	5	5	5	5	—	—	5	5	10	10(B)	5	5	5	5	5	
•Rear yard	20	10	10	10	10	—	15	10	10	20	10(B)	10 ( C )	10 ( C )	10 ( C )	10 ( C )	10 ( C )	
<b>Compatibility Effects</b>																	
Basic Form Controls										yes	yes	yes	yes	yes	yes	yes	
Additional Form Controls										no	no	no	no	no	yes	yes	
Articulations										no	no	no	no	no	no	no	
Additional Setbacks										no	no	no	no	no	no	no	
Height Stepbacks										no	no	no	no	no	no	no	
	RR	SF-1	SF-2	SF-3	SF-3	SF-4A	SF-4B	SF-5	SF-6	RR	LA	R1A	R1B		R1C		



CodeNEXT R3 Zoning Residential House Scale Zones																			
R3A		R3B			R3C						R3D								
House	Duplex	House	House (H)	Duplex	Cottage	Cottage (H)	House	Duplex	Cottage Corner	Cottage court	Cottage	Cottage (H)	House	Duplex	Cottage Corner	Cottage court			
<b>Lot</b>																		<b>Lot</b>	
Minimum Lot Size	6500	6500	5000	2500	5000	5000	2500	5000	5000	5000	10000	5000	2500	5000	5000	5000	5000	Minimum Lot Size	
Minimum Lot Width	60	60	45	25	45	40	25	50	50	50	100	40	25	50	50	50	100	Minimum Lot Width	
Minimum Lot Depth	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Minimum Lot Depth	
Maximum Buildings Per Lot (-ADU)	1	1	1	1	1	1	1	1	1	4	6	1	1	1	1	4	6	Maximum Buildings Per Lot (-ADU)	
Dwellings per unit (non-ADU)	2	2	1	1	2	1	1	1	2	1	1	1	1	1	2	1	1	Dwellings per unit (non-ADU)	
Accessory Dwelling Unit (ADU)	1	1	1	1	1	1	1	1	1	0	0	1	1	1	1	0	0	Accessory Dwelling Unit (ADU)	
Maximum ADU Size	1150(D)	1150(D)	1150(D)	1150(D)	1150(D)	1150(D)	1150(D)	1150(D)	1150(D)	—	—	1150(D)	1150(D)	1150(D)	1150(D)	—	—	Maximum ADU Size	
Maximum Total Units per Lot	3	3	2	2	3	2	2	2	3	4	6	2	2	2	3	4	6	Maximum Total Units per Lot	
Affordable Housing Bonus	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	Affordable Housing Bonus	
Calculated Units per acre	20.1	20.1	17.4	34.8	26.1	17.4	34.8	17.4	26.1	34.8	26.1	17.4	34.8	17.4	26.1	34.8	52.3	Calculated Units per acre	
<b>Residential Uses</b>																		<b>Residential Uses</b>	
Accessory Dwelling Unit (ADU)	yes	yes	yes	yes	yes	yes	yes	yes	yes	no	no	yes	yes	yes	yes	no	no	Accessory Dwelling Unit (ADU)	
Duplex (two Family Residential)	?	yes	no	no	yes	no	no	no	yes	no	no	no	no	no	yes	no	no	Duplex (two Family Residential)	
Cottage	?	?	?	?	?	yes	yes	no	no	no	no	yes	yes	no	no	no	no	Cottage	
House	yes	yes	yes	yes	yes	no	no	yes	yes	yes	yes	no	no	yes	no	no	no	House	
Cottage Corner(4)	no	no	no	no	no	no	no	no	no	yes	no	no	no	no	no	yes	no	Cottage Corner(4)	
Cottage Court(6 or more)	no	no	no	no	no	no	no	no	no	no	yes	no	no	no	no	no	yes	Cottage Court(6 or more)	
Live/Work(I)	no	no	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	no	no	no	no	no	no	Live/Work(I)	
Rowhouse(G)	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	Rowhouse(G)	
Multiplex	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	Multiplex	
Small Lot Single Family	no	no	no	yes	no	no	yes	no	no	no	no	no	yes	no	no	no	no	Small Lot Single Family	
Single Family	yes	yes	yes	yes	no	yes	yes	yes	no	no	no	no	yes	no	no	no	no	Single Family	
<b>Massing</b>																		<b>Massing</b>	
Maximum Building Coverage	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	Maximum Building Coverage	
Maximum Impervious Cover	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	Maximum Impervious Cover	
FAR (Floor Area Ratio):1 limit	0.4 (E)	0.4 (E)	—	—	—	0.4 (E)	0.4 (E)	0.4 (E)	0.4 (E)	0.4 (E)	0.4 (E)	0.4 (E)	0.4 (E)	0.4 (E)	0.4 (E)	0.4 (E)	0.4 (E)	FAR (Floor Area Ratio):1 limit	
Maximum Height	—	—	35	35	35	—	—	—	—	—	—	—	—	—	—	—	—	Maximum Height	
Accessory Structure Height	—	—	30	30	30	—	—	—	—	—	—	—	—	—	—	—	—	Accessory Structure Height	
•≤ 80' of front property line	32	32	—	—	—	32	32	32	32	32	32	32	32	32	32	32	32	•≤ 80' of front property line	
•> 80' of front property line	22(G)	22(G)	—	—	—	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	•> 80' of front property line	
Maximum Width	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Maximum Width	
Minimum Setbacks																		Minimum Setbacks	
•Front yard	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	•Front yard	
•Street side yard	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	•Street side yard	
•Interior side yard	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	•Interior side yard	
•Rear yard	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	•Rear yard	
<b>Compatibility Effects</b>																		<b>Compatibility Effects</b>	
Basic Form Controls	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	Basic Form Controls	
Additional Form Controls	yes	yes	no	no	no	no	no	no	no	no	no	yes	yes	yes	yes	yes	yes	Additional Form Controls	
Articulations	yes	yes	no	no	no	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	Articulations	
Additional Setbacks	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	Additional Setbacks	
Height Stepbacks	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	Height Stepbacks	
	<b>R3A</b>		<b>R3B</b>			<b>R3C</b>							<b>R3D</b>						

**CodeNEXT R Zoning**

	R4A							R4B							R4C							Lot		
	Cottage	Cottage (H)	House	Duplex	Multiplex	AHBP Bonus	Cottage Court	Cottage	Cottage (H)	House	Duplex	Multiplex	Multiplex AHBP Bonus	Cottage Court	Cottage	Cottage (H)	House	Duplex	Rowhouse	Multiplex	Multiplex AHBP Bonus		Cottage Court	
<b>Lot</b>																								<b>Lot</b>
Minimum Lot Size	3500	2500	4000	4000	6000	6000	10000	3500	2500	4000	4000	6000	6000	10000	3500	2500	4000	4000	1800	6000	6000	6000	10000	Minimum Lot Size
Minimum Lot Width	35	25	40	40	60	60	100	35	25	40	40	60	60	100	35	25	40	40	18	60	60	60	100	Minimum Lot Width
Minimum Lot Depth	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Minimum Lot Depth
Maximum Buildings Per Lot (-ADU)	1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	8	1	1	1	1	1	1	8	Maximum Buildings Per Lot (-ADU)
Dwellings per unit (non-ADU)	1	1	1	2	4	6	1	1	1	1	1	2	4	6	1	1	1	1	2	3	4	6	1	Dwellings per unit (non-ADU)
Accessory Dwelling Unit (ADU)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	Accessory Dwelling Unit (ADU)
Maximum ADU Size	1150(D)	1150(D)	1150(D)	1150(D)	1150(D)	1150(D)	1150(D)	1150(D)	1150(D)	1150(D)	1150(D)	1150(D)	1150(D)	1150(D)	1150(D)	1150(D)	1150(D)	1150(D)	1150(D)	1150(D)	1150(D)	1150(D)	1150(D)	Maximum ADU Size
Maximum Total Units per Lot	2	2	2	3	5	7	9	2	2	2	3	5	7	9	2	2	2	3	4	5	7	9	9	Maximum Total Units per Lot
Affordable Housing Bonus	no	no	no	no	no	yes	no	no	no	no	no	no	yes	no	no	no	no	no	no	no	yes	no	no	Affordable Housing Bonus
Calculated Units per acre	24.9	34.8	21.8	32.7	36.3	50.8	39.2	24.9	34.8	21.8	32.7	36.3	50.8	39.2	24.9	34.8	21.8	32.7	96.8	36.3	50.8	39.2	39.2	Calculated Units per acre
<b>Residential Uses</b>																								<b>Residential Uses</b>
Accessory Dwelling Unit (ADU)	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	Accessory Dwelling Unit (ADU)
Duplex (two Family Residential)	no	no	no	yes	no	no	no	no	no	no	no	yes	no	no	no	no	no	yes	no	no	no	no	no	Duplex (two Family Residential)
Cottage	yes	yes	no	no	no	no	yes	yes	yes	no	no	no	no	yes	yes	yes	no	no	no	no	no	no	yes	Cottage
House	no	no	yes	no	no	no	no	no	no	yes	no	no	no	no	no	no	yes	no	no	no	no	no	no	House
Cottage Corner(4)	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	Cottage Corner(4)
Cottage Court(6 or more)	no	no	no	no	no	no	yes	no	no	no	no	no	no	yes	no	no	no	no	no	no	no	no	yes	Cottage Court(6 or more)
Live/Work(I)	no	no	no	no	no	no	no	no	no	no	no	no	no	no	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	Live/Work(I)
Rowhouse(G)	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	yes	no	no	no	no	Rowhouse(G)
Multiplex	no	no	no	no	yes	yes	no	no	no	no	no	yes	yes	no	no	no	no	no	no	yes	yes	no	no	Multiplex
Small Lot Single Family	no	yes	no	no	no	no	no	yes	no	no	no	no	no	no	yes	yes	yes	no	no	no	no	no	no	Small Lot Single Family
Single Family	yes	yes	yes	no	no	no	no	yes	yes	yes	no	no	no	no	yes	yes	yes	no	no	no	no	no	no	Single Family
<b>Massing</b>																								<b>Massing</b>
Maximum Building Coverage	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	Maximum Building Coverage
Maximum Impervious Cover	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	Maximum Impervious Cover
FAR (Floor Area Ratio):1 limit	0.4 (E)	0.4 (E)	0.4 (E)	0.4 (E)	0.6	0.8	0.4	0.4 (E)	0.4 (E)	0.4 (E)	0.4 (E)	0.6	0.8	0.4	0.4 (E)	0.4 (E)	0.4 (E)	0.4 (E)	0.4 (E)	0.6	0.8	0.4	0.4	FAR (Floor Area Ratio):1 limit
Maximum Height	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Maximum Height
Accessory Structure Height	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Accessory Structure Height
• ≤ 80' of front property line	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	• ≤ 80' of front property line
• > 80' of front property line	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	22(G)	• > 80' of front property line
Maximum Width	60	60	60	60	60	60	60	60	60	60	60	60	60	60	80	80	80	80	80	80	80	80	80	Maximum Building Width
<b>Minimum Setbacks:</b>																								<b>Minimum Setbacks:</b>
•Front yard	25	25	25	25	25	25	25	25	25	25	25	25	25	25	15	15	15	15	15	15	15	15	15	•Front yard
•Street side yard	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	•Street side yard
•Interior side yard	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	•Interior side yard
•Rear yard	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	10 (C)	•Rear yard
<b>Compatibility Effects</b>																								<b>Compatibility Effects</b>
Basic Form Controls	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	Basic Form Controls
Additional Form Controls	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	Additional Form Controls
Articulations	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	Articulations
Additional Setbacks	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	Additional Setbacks
Height Stepbacks	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	Height Stepbacks
	<b>R4A</b>							<b>R4B</b>							<b>R4C</b>									

- (A) For Cul-de-sac: 33' front, 60' front setback, 100 feet 100 feet behind front lot line**
- (B) 75 ' shoreline setback: Where lot is located in a subdivision plat recorded on or before April 22, 1982, or is a legal tract exempt from the requiren the shoreline and the front lot line, or the property line of a legal tract is 200 feet or less the setback is 25 feet.**
- (C) 5' rear setback for buildings of 15' or less**
- (D) 0.15 FAR up to 1150**
- (E) the less restrictive of 0.4 or 2300**
- (F) Duplex on corner only**
- (G) 32' when primary builing is preserved**
- (H) 25' lot width (min.) and 2500 sf area (min.) for lots existing at time of adoption of this Land Development Code.**
  
- (I) Live/Work as use not building type**
- (J) MacMansion FAR = 0.4**

Disclaimer: This chart has been prepared by volunteer members of the Community Not Commodity Research Group. It does not include all of the categories of the complexity of the draft code, some of the authors' interpretations might be in error. This document is merely an introduction to the draft code a