

| Zone Name                                      | Title 25<br>Rural Residential | Title 23<br>Rural Residential                   | Title 25<br>Lake Austin  | Title 23<br>Lake Austin                         | Title 25<br>Single Family<br>Residence -<br>Large Lot | Title 23<br>Residential 1A                          | Title 25<br>Single Family<br>Residence -<br>Standard Lot | Title 23<br>Residential 1B                          |
|--|-------------------------------|---|--------------------------|---|---|---|--|---|
| Zone Abbreviation                              | RR                            | RR  | LA                       | LA  | SF-1  | R1A   | SF-2   | R1B   |
| Typical Uses/Building Types                    | Residential home              | Residential home                                | Residential home         | Residential                                     | Residential home                                      | Residential   | Residential home   | Residential   |
| Affordable Housing Bonus Program (AHBP)        | —                             | —   | —                        | —   | —   | —   | —  | —   |
| Additional Setbacks                            | —                             | —   | —                        | —   | —   | —   | —  | —   |
| Height Stepbacks                               | —                             | —   | —                        | —   | —   | —   | —  | —   |
| Duplex Allowance                               | —                             | —   | —                        | —   | —   | —   | —  | —   |
| Townhouse                                      | —                             | —   | —                        | —   | —   | —   | —  | —   |
| ADU Allowance                                  | —                             | Lots at least an acre w/<br>affordability bonus | —                        | Lots at least an acre w/<br>affordability bonus | w/ NP exception                                       | Lots at least 15,000 SQFT<br>w/ affordability bonus | w/ NP exception  | Lots at least 15,000 SQFT<br>w/ affordability bonus |
| <b>Lot Size</b>                                |                               |   |                          |   |   |   |  |   |
| Lot Width (min.)                               | 100'                          | 100'  | 100'                     | 100'  | 60'   | 60'   | 50'  | 45'   |
| Lot Area (min.)                                | 1 acre                        | 1 acre  | 1 acre                   | 1 acre  | 10,000 SQFT   | 10,000 SQFT   | 5,750 SQFT   | 5,000 SQFT  |
| <b>Intensity</b>                               |                               |   |                          |   |   |   |  |   |
| Principal Dwelling units/lot (max.)            | —                             | —   | —                        | —   | 1   | 1   | 1  | 1   |
| Dwelling units/building: AHBP Bonus            | —                             | —   | —                        | —   | —   | —   | —  | —   |
| FAR Primary Building                           | —                             | —   | —                        | —   | —   | —   | —  | —   |
| FAR Primary Building: AHBP Bonus               | —                             | —   | —                        | —   | —   | —   | —  | —   |
| <b>Building Placement and Form</b>             |                               |   |                          |   |   |   |  |   |
| Front Setback                                  | 40'                           | 40'   | 40' (75' from shoreline) | 40' (75' from shoreline)                        | 25'   | 25'   | 25'  | 25'   |
| Side Street Setback                            | 25'                           | 25'   | 25' (75' from shoreline) | 25' (75' from shoreline)                        | 15'   | 25'   | 15'  | 15'   |
| Side Setback                                   | 10'                           | 10'   | 10' (75' from shoreline) | 10' (75' from shoreline)                        | 5'  | 5'  | 5'   | 5'  |
| Rear Setback                                   | 20'                           | 20'   | 20' (75' from shoreline) | 10' (75' from shoreline)                        | 10'   | 10'   | 10'  | 10'   |
| <b>Other Building Form Standards</b>           |                               |   |                          |   |   |   |  |   |
| Overall Building Width (max.)                  | —                             | —   | —                        | —   | —   | —   | —  | —   |
| Building Articulation Standards                | —                             | —   | —                        | Yes   | —   | —   | —  | —   |
| <b>Height</b>                                  |                               |   |                          |   |   |   |  |   |
| To Eave/Parapet (max.)                         | —                             | —   | —                        | —   | —   | —   | —  | —   |
| Overall (max.)                                 | 35'                           | 35'   | 35'                      | 35'   | 35'   | 35'   | 35'  | 35'   |
| Overall: AHBP Bonus                            | —                             | —   | —                        | —   | —   | —   | —  | —   |
| <b>Impervious Cover</b>                        |                               |   |                          |   |   |   |  |   |
| Impervious Cover                               | 25%                           | 25%   | varies                   | varies  | 40%   | 40%   | 45%  | 45%   |
| Building Cover                                 | 20%                           | 20%   | varies                   | varies  | 35%   | 35%   | 40%  | 40%   |
| <b>Accessory Dwelling Units</b>                |                               |   |                          |   |   |   |  |   |
| ADU Max Size (lot 3,500 - 4,999 SQFT)          | —                             | —   | —                        | —   | —   | —   | —  | 0.15  |
| ADU Max Size (lot 5,000 - 6,999 SQFT)          | —                             | —   | —                        | —   | —   | —   | —  | —   |
| ADU Max Size (lot 7,000 SQFT or greater)       | —                             | —   | —                        | —   | —   | —   | —  | —   |
| Accessory Building Height                      | —                             | 35'   | —                        | 35'   | —   | 35'   | —  | 35'   |
| <b>Parking</b>                                 |                               |   |                          |   |   |   |  |   |
| Minimum per Unit (No Parking Required for ADU) | 2                             | 1   | 2                        | 1   | 2   | 1   | 2  | 1   |

Note: this table is a summary. For more details see the CodeNEXT land development code

\*Zone has additional form standards

— Standard is not applicable

| Zone Name                                | Title 25<br>Single Family Residence - Standard Lot | Title 23<br>Residential 1C*                      | Title 25<br>Single Family Residence - Standard Lot | Title 23<br>Residential 2A*      | Title 25<br>Family Residence/ Single Family Residence - Condominium Site | Title 23<br>Residential 2B       | Title 25<br>Family Residence/ Single Family Residence - Condominium Site | Title 23<br>Residential 2C*      |
|--|--|--|--|----------------------------------|--|----------------------------------|--|----------------------------------|
| Zone Abbreviation                        | SF-2   | R1C  | SF-2   | R2A                              | SF-3 / SF-4B   | R2B                              | SF-3 / SF-4B   | R2C                              |
| Typical Uses/Building Types              | Residential home                                   | Residential                                      | Residential home                                   | Residential - House, Duplex, ADU | Residential-Home, Duplex, ADU  | Residential - House, Duplex, ADU | Residential-Home, Duplex, ADU  | Residential - House, Duplex, ADU |
| Affordable Housing Bonus Program (AHBP)  | —  | —  | —  | —                                | —  | —                                | —  | —                                |
| Additional Setbacks                      | —  | —  | —  | —                                | —  | —                                | —  | —                                |
| Height Stepbacks                         | —  | —  | —  | —                                | —  | —                                | —  | —                                |
| Duplex Allowance                         | —  | —  | —  | Corner lot only                  | Allowed  | Allowed                          | Allowed  | Allowed                          |
| Townhouse                                | —  | —  | —  | —                                | —  | —                                | —  | —                                |
| ADU Allowance                            | w/ NP exception                                    | Lots at least 15,000 SQFT w/ affordability bonus | w/ NP exception                                    | Allowed                          | Allowed  | Allowed                          | Allowed  | Allowed                          |
| Lot Size                                 |  |  |  |                                  |  |                                  |  |                                  |
| Lot Width (min.)                         | 50'  | 45'  | 50'  | varies                           | 50' / 40'  | varies                           | 50' / 40'  | 45'                              |
| Lot Area (min.)                          | 5,750 SQFT   | 5,000 SQFT                                       | 5,750 SQFT (0.13 acre)                             | 5,000 SQ FT                      | 5,750 SQFT/ 3,600 SQFT   | 5,000 SQ FT                      | 5,750 SQFT/ 3,600 SQFT   | 5,000 SQ FT                      |
| Intensity                                |  |  |  |                                  |  |                                  |  |                                  |
| Principal Dwelling units/lot (max.)      | 1  | 1  | 1  | 2                                | 2  | 2                                | 2  | 2                                |
| Dwelling units/building: AHBP Bonus      | —  | —  | —  | —                                | —  | —                                | —  | —                                |
| FAR Primary Building                     | —  | 0.4  | —  | 0.4                              | —  | —                                | —  | 0.4                              |
| FAR Primary Building: AHBP Bonus         | —  | —  | —  | —                                | —  | —                                | —  | —                                |
| Building Placement and Form              |  |  |  |                                  |  |                                  |  |                                  |
| Front Setback                            | 25'  | 25'  | 25'  | 25'                              | 25' / 15'  | 25'                              | 25' / 15'  | 25'                              |
| Side Street Setback                      | 15'  | 15'  | 15'  | 15'                              | 15' / 10'  | 15'                              | 15' / 10'  | 15'                              |
| Side Setback                             | 5'   | 5'   | 5'   | 5'                               | 5'   | 5'                               | 5'   | 5'                               |
| Rear Setback                             | 10'  | 10'  | 10'  | 10'                              | 10'  | 10'                              | 10'  | 10'                              |
| Other Building Form Standards            |  |  |  |                                  |  |                                  |  |                                  |
| Overall Building Width (max.)            | —  | —  | —  | —                                | —  | —                                | —  | —                                |
| Building Articulation Standards          | —  | Yes  | —  | Yes                              | —  | —                                | —  | Yes                              |
| Height                                   |  |  |  |                                  |  |                                  |  |                                  |
| To Eave/Parapet (max.)                   | —  | 22'  | —  | 22'                              | —  | —                                | —  | 22'                              |
| Overall (max.)                           | 35'  | 32'  | 35'  | 32'                              | 35'  | 35'                              | 35'  | 32'                              |
| Overall: AHBP Bonus                      | —  | —  | —  | —                                | —  | —                                | —  | —                                |
| Impervious Cover                         |  |  |  |                                  |  |                                  |  |                                  |
| Impervious Cover                         | 45%  | 45%  | 45%  | 45%                              | 45% / 60%  | 45%                              | 45% / 60%  | 45%                              |
| Building Cover                           | 40%  | 40%  | 40%  | 40%                              | 40%  | 40%                              | 40%  | 40%                              |
| Accessory Dwelling Units                 |  |  |  |                                  |  |                                  |  |                                  |
| ADU Max Size (lot 3,500 - 4,999 SQFT)    | —  | —  | —  | —                                | —  | —                                | —  | —                                |
| ADU Max Size (lot 5,000 - 6,999 SQFT)    | —  | —  | —  | 975 SQFT                         | —  | 975 SQFT                         | —  | 975 SQFT                         |
| ADU Max Size (lot 7,000 SQFT or greater) | —  | —  | —  | 1,100 SQFT                       | —  | 1,100 SQFT                       | —  | 1,100 SQFT                       |
| Accessory Building Height                | —  | 32'  | —  | 32'                              | —  | 35'                              | —  | 32'                              |
| Parking                                  |  |  |  |                                  |  |                                  |  |                                  |
| Per Unit                                 | 2  | 1  | 2  | 1                                | 2  | 1                                | 2  | 1                                |

Note: this table is a summary. For more details see the CodeNEXT land development code

\*Zone has additional form standards

— Standard is not applicable

| Zone Name                                | Title 25<br>Single Family<br>Residence<br>Condominium Site | Title 23<br>Residential 2D       | Title 23<br>Residential 2E*      | Title 25<br>Single Family Residence<br>Condominium Site | Title 23<br>Residential 3A*      | Title 23<br>Residential 3B       | Title 23<br>Residential 3C*                            | Title 23<br>Residential 3D*                            |
|--|--|----------------------------------|----------------------------------|---|----------------------------------|----------------------------------|--|--|
| Zone Abbreviation                        | SF-4A  | R2D                              | R2E                              | SF-3 / SF-4B  | R3A                              | R3B                              | R3C  | R3D  |
| Typical Uses/Building Types              | Residential home   | Residential - House, Duplex, ADU | Residential - House, Duplex, ADU | Residential-Home, Duplex, ADU                           | Residential - House, Duplex, ADU | Residential - House, Duplex, ADU | Residential - House, Duplex, ADU, Cottage corner/court | Residential - House, Duplex, ADU, Cottage corner/court |
| Affordable Housing Bonus Program (AHBP)  | —  | —                                | —                                | —   | —                                | —                                | —  | —  |
| Additional Setbacks                      | —  | —                                | —                                | —   | —                                | —                                | —  | —  |
| Height Stepbacks                         | —  | —                                | —                                | —   | —                                | —                                | —  | —  |
| Duplex Allowance                         | Allowed  | lots 5,000 SQFT                  | lots 5,000 SQFT                  | Allowed   | Allowed                          | Allowed                          | Allowed  | Allowed  |
| Townhouse                                | —  | —                                | —                                | —   | —                                | —                                | —  | —  |
| ADU Allowance                            | Allowed  | Allowed                          | Allowed                          | Allowed   | Allowed                          | Allowed                          | Allowed  | Allowed  |
| <b>Lot Size</b>                          |  |                                  |                                  |   |                                  |                                  |  |  |
| Lot Width (min.)                         | 40'  | 35'/ 45'                         | 35'/ 45'                         | 50' / 40'   | 60'                              | 45'                              | varies   | varies   |
| Lot Area (min.)                          | 3,600 SQFT   | 3,500 SQFT                       | 3,500 SQFT                       | 5,750 SQFT / 3,600 SQFT                                 | 6,500 SQFT                       | 5,000 SQFT                       | 5,000 SQFT   | 5,000 SQFT   |
| <b>Intensity</b>                         |  |                                  |                                  |   |                                  |                                  |  |  |
| Principal Dwelling units/lot (max.)      | 2  | 2                                | 2                                | 2   | 3                                | 3                                | 3  | 3  |
| Dwelling units/building: AHBP Bonus      | —  | —                                | —                                | —   | —                                | —                                | —  | —  |
| FAR Primary Building                     | —  | —                                | 0.4                              | —   | 0.4                              | —                                | 0.4: 0.6   | 0.4: 0.6   |
| FAR Primary Building: AHBP Bonus         | —  | —                                | —                                | —   | —                                | —                                | —  | —  |
| <b>Building Placement and Form</b>       |  |                                  |                                  |   |                                  |                                  |  |  |
| Front Setback                            | 25'  | 15'                              | 15'                              | 25' / 15'   | 25'                              | 25'                              | 25'  | 15'  |
| Side Street Setback                      | 15'  | 10'                              | 10'                              | 15' / 10'   | 15'                              | 15'                              | 15'  | 15'  |
| Side Setback                             | 5'   | 3.5'                             | 3.5'                             | 5' / 10'  | 5'                               | 5'                               | 5'   | 5'   |
| Rear Setback                             | 15'  | 5'                               | 5'                               | 10'   | 10'                              | 10'                              | 10'  | 10'  |
| <b>Other Building Form Standards</b>     |  |                                  |                                  |   |                                  |                                  |  |  |
| Overall Building Width (max.)            | —  | —                                | —                                | —   | —                                | —                                | —  | —  |
| Building Articulation Standards          | —  | —                                | Yes                              | —   | Yes                              | —                                | Yes  | Yes  |
| <b>Height</b>                            |  |                                  |                                  |   |                                  |                                  |  |  |
| To Eave/Parapet (max.)                   | —  | —                                | 22'                              | —   | 22'                              | —                                | 22'  | 22'  |
| Overall (max.)                           | 35'  | 35'                              | 32'                              | 35'   | 32'                              | 35'                              | 32'  | 32'  |
| Overall: AHBP Bonus                      | —  | —                                | —                                | —   | —                                | —                                | —  | —  |
| <b>Impervious Cover</b>                  |  |                                  |                                  |   |                                  |                                  |  |  |
| Impervious Cover                         | 65%  | 65%                              | 65%                              | 45% / 60%   | 45%                              | 45%                              | 45%  | 45%  |
| Building Cover                           | 55%  | 55%                              | 55%                              | 40%   | 40%                              | 40%                              | 40%  | 40%  |
| <b>Accessory Dwelling Units</b>          |  |                                  |                                  |   |                                  |                                  |  |  |
| ADU Max Size (lot 3,500 - 4,999 SQFT)    | —  | 750 SQFT                         | 750 SQFT                         | —   | 750 SQFT                         | 750 SQFT                         | 750 SQFT   | 750 SQFT   |
| ADU Max Size (lot 5,000 - 6,999 SQFT)    | —  | 975 SQFT                         | 975 SQFT                         | —   | 975 SQFT                         | 975 SQFT                         | 975 SQFT   | 975 SQFT   |
| ADU Max Size (lot 7,000 SQFT or greater) | —  | 1,100 SQFT                       | 1,100 SQFT                       | —   | 1,100 SQFT                       | 1,100 SQFT                       | 1,100 SQFT   | 1,100 SQFT   |
| Accessory Building Height                | —  | 35'                              | 32'                              | —   | 32'                              | 35'                              | 32'  | 32'  |
| <b>Parking</b>                           |  |                                  |                                  |   |                                  |                                  |  |  |
| Per Unit                                 | 2  | 1                                | 1                                | 2   | 1                                | 1                                | 1  | 1  |

Note: this table is a summary. For more details see the CodeNEXT land development code

\*Zone has additional form standards

— Standard is not applicable

| Zone Name                                | Title 25<br>Single Family<br>Residence<br>Condominium Site | Title 23<br>Residential 4A*  | Title 23<br>Residential 4B*  | Title 23<br>Residential 4C*  |
|--|--|--|--|--|
| Zone Abbreviation                        | SF-5   | R4A  | R4B  | R4C  |
| <b>Typical Uses/Building Types</b>       |  |  |  |  |
| Typical Uses/Building Types              | Urban Family Residence                                     | Residential - House, Duplex, ADU, Multiplex, Cottage Corner/Court, Townhouse | Residential - House, Duplex, ADU, Multiplex, Cottage Corner/Court, Townhouse | Residential - House, Duplex, ADU, Multiplex, Cottage Corner/Court, Townhouse |
| Affordable Housing Bonus Program (AHBP)  | —  | Available  | Available  | Available  |
| Additional Setbacks                      | —  | —  | —  | —  |
| Height Stepbacks                         | —  | —  | —  | —  |
| Duplex Allowance                         | Allowed  | Allowed  | Allowed  | Allowed  |
| Townhouse Allowance                      | Allowed  | Allowed  | Allowed  | Allowed  |
| ADU Allowance                            | Allowed  | Allowed  | Allowed  | Allowed  |
| <b>Lot Size</b>                          |  |  |  |  |
| Lot Width (min.)                         | 50'  | varies   | varies   | varies   |
| Lot Area (min.)                          | 5,750 SQFT   | 1,800 SQFT   | 1,800 SQFT   | 1,800 SQFT   |
| <b>Intensity</b>                         |  |  |  |  |
| Principal Dwelling units/lot (max.)      | —  | 4  | 4  | 4  |
| Dwelling units/building: AHBP Bonus      | —  | (+2)   | (+2)   | (+2)   |
| FAR Primary Building                     | —  | 0.4: 0.6   | 0.4: 0.6   | 0.4: 0.6   |
| FAR Primary Building: AHBP Bonus         | —  | (+) 0.2  | (+) 0.2  | (+) 0.2  |
| <b>Building Placement and Form</b>       |  |  |  |  |
| Front Setback                            | 25'  | 25'  | 15'  | 15'  |
| Side Street Setback                      | 15'  | 15'  | 15'  | 15'  |
| Side Setback                             | 5'   | 5'   | 5'   | 5'   |
| Rear Setback                             | 10'  | 10'  | 10'  | 10'  |
| <b>Other Building Form Standards</b>     |  |  |  |  |
| Overall Building Width (max.)            | —  | 60'  | 60'  | 80'  |
| Building Articulation Standards          | —  | Yes  | Yes  | Yes  |
| <b>Height</b>                            |  |  |  |  |
| To Eave/Parapet (max.)                   | —  | 22'  | 22'  | 22'  |
| Overall (max.)                           | 35'  | 32'  | 32'  | 32'  |
| Overall: AHBP Bonus                      | —  | —  | —  | —  |
| <b>Impervious Cover</b>                  |  |  |  |  |
| Impervious Cover                         | 55%  | 45%  | 45%  | 45%  |
| Building Cover                           | 40%  | 40%  | 40%  | 40%  |
| <b>Accessory Dwelling Units</b>          |  |  |  |  |
| ADU Max Size (lot 3,500 - 4,999 SQFT)    | —  | 750 SQFT   | 750 SQFT   | 750 SQFT   |
| ADU Max Size (lot 5,000 - 6,999 SQFT)    | —  | 975 SQFT   | 975 SQFT   | 975 SQFT   |
| ADU Max Size (lot 7,000 SQFT or greater) | —  | 1,100 SQFT   | 1,100 SQFT   | 1,100 SQFT   |
| Accessory Building Height                | —  | 32'  | 32'  | 32'  |
| <b>Parking</b>                           |  |  |  |  |
| Per Unit                                 | 2  | 1  | 1  | 1  |

Note: this table is a summary. For more details see the CodeNEXT land development code

\*Zone has additional form standards

— Standard is not applicable

| Zone Name                                     | Title 25<br>Townhome &<br>Condominium                               | Title 23<br>Residential<br>Multi-Unit 1A                     | Title 25<br>Urban Family<br>Residence/<br>Townhome &<br>Condominium | Title 23<br>Residential<br>Multi-Unit 1B                     | Title 25<br>Multi-family<br>Residence -<br>Limited / Low<br>Density | Title 23<br>Residential<br>Multi-Unit 2A | Title 25<br>Multi-family<br>Residence -<br>Limited Density | Title 23<br>Residential<br>Multi-Unit 2B |
|---|---|--|---|--|---|--|--|--|
| Zone Abbreviation                             | SF-6  | RM1A   | SF-6 / MF-1   | RM1B   | MF-1/ MF-2  | RM2A                                     | MF-2 / MF-3  | RM2B                                     |
| Typical Uses/Building Types                   | Single Family, Duplex, Two Family, Townhome & Condominium Residence | Single Family, Duplex, Live/ Work, Multi-Family, & Townhouse | Single Family, Duplex, Two Family, Townhome & Condominium Residence | Single Family, Duplex, Live/ Work, Multi-Family, & Townhouse | Multi-family  | Live/ Work, Multi-Family, Townhouse      | Multi-family   | Live/ Work, Multi-Family, Townhouse      |
| Affordable Housing Bonus Program (AHBP)       | —   | Available  | —   | Available  | —   | Available                                | —  | Available                                |
| Lot Size                                      |   |  |   |  |   |  |  |  |
| Lot Width (min.)                              | 50'   | varies   | 50'   | varies   | 50'   | varies                                   | 50'  | varies                                   |
| Lot Area (min.)                               | 5,750 SQFT (0.13 acre)  | 2,400 SQFT   | 5,750 SQFT (0.13 acre)  | varies   | 8,000 SQFT  | varies                                   | 8,000 SQFT   | varies                                   |
| Intensity                                     |   |  |   |  |   |  |  |  |
| Principal Dwelling units/acre (max)           | —   | 12 - 18  | —   | 18 - 24  | —   | 18 - 24                                  | —  | 24 - 36                                  |
| Dwelling units/acre: AHBP Bonus               | —   | (+) 0 - 18   | —   | (+) 0 - 28   | —   | (+) 0 - 28                               | —  | (+) 0 - 36                               |
| FAR Primary Building                          | —   | —  | —   | 0.8  | —   | —  | —  | 0.8                                      |
| FAR Primary Building: AHBP Bonus              | —   | —  | —   | (+) 1.2  | —   | —  | —  | (+) 1.2                                  |
| Building Placement and Form                   |   |  |   |  |   |  |  |  |
| Front Setback                                 | 25'   | 25'  | 25'   | 10'  | 25'   | 25'                                      | 25'  | 10'                                      |
| Side Street Setback                           | 15'   | 15'  | 15'   | 5'   | 15'   | 15'                                      | 15'  | 5'                                       |
| Side Setback                                  | 5'  | 5'   | 5'  | 5'   | 5'  | 5'                                       | 5'   | 5'                                       |
| Rear Setback                                  | 10'   | 10'  | 10'   | 10'  | 10'   | 10'                                      | 10'  | 10'                                      |
| When Adjacent to Residential House-Scale Zone |   |  |   |  |   |  |  |  |
| Front Stepback                                | —   | 25'  | —   | 10'  | —   | 25'                                      | —  | 10'                                      |
| Side Street Stepback                          | —   | 15'  | —   | 5'   | —   | 15'                                      | —  | 5'                                       |
| Side Stepback                                 | —   | 15' / 20'  | —   | 15' / 20'  | —   | 15' / 20'                                | —  | 15' / 20'                                |
| Rear Stepback                                 | —   | 30'  | —   | 30'  | —   | 30'                                      | —  | 30'                                      |
| Other Building Form Standards                 |   |  |   |  |   |  |  |  |
| Overall Building Width (max.)                 | —   | —  | —   | 100'   | —   | —  | —  | 100'                                     |
| Building Articulation Standards               | —   | —  | —   | Yes  | —   | —  | —  | Yes                                      |
| Height  |   |  |   |  |   |  |  |  |
| To Eave/Parapet (max.)                        | —   | —  | —   | 35'  | —   | —  | —  | —  |
| Overall (max.)                                | 35'   | 35'  | 35'   | 45'  | 40' / 40' or 3 stories  | 40'                                      | 40' / or 3 stories   | 40'                                      |
| Overall: AHBP Bonus                           | —   | —  | —   | —  | —   | —  | —  | (+) 15'                                  |
| When Adjacent to Residential House-Scale Zone |   |  |   |  |   |  |  |  |
| ≤ 25'   | —   | —  | —   | —  | —   | 18'                                      | —  | 18'                                      |
| 25'– ≤ 50'                                    | —   | —  | —   | —  | —   | 35'                                      | —  | 35'                                      |
| 50'– ≤ 100'                                   | —   | —  | —   | —  | —   | set by zone standards                    | —  | 45'                                      |
| > 100'  | —   | —  | —   | —  | —   | —  | —  | Set by zone standards                    |
| Impervious Cover                              |   |  |   |  |   |  |  |  |
| Impervious Cover                              | 55%   | 45% / 55%  | 55%   | 60%  | 55% / 60%   | 60%                                      | 60% / 65%  | 60%                                      |
| Building Cover                                | 40%   | 40%  | 40%   | 50%  | 45% / 50%   | 50%                                      | 50% / 55%  | 50%                                      |
| Accessory Dwelling Units                      |   |  |   |  |   |  |  |  |
| ADU Allowance                                 | —   | Allowed  | —   | Allowed  | —   | Allowed                                  | —  | Allowed                                  |
| ADU Max Size (lot 3,500 - 4,999 SQFT)         | —   | 750 SQFT   | —   | 750 SQFT   | —   | 750 SQFT                                 | —  | 750 SQFT                                 |
| ADU Max Size (lot 5,000 - 6,999 SQFT)         | —   | 975 SQFT   | —   | 975 SQFT   | —   | 975 SQFT                                 | —  | 975 SQFT                                 |
| ADU Max Size (lot 7,000 SQFT or greater)      | —   | 1,100 SQFT   | —   | 1,100 SQFT   | —   | 1,100 SQFT                               | —  | 1,100 SQFT                               |
| ADU Height                                    | —   | 35'  | —   | 45'  | —   | 30'                                      | —  | 28'                                      |

Note: this table is a summary. For more details see the CodeNEXT land development code

\*Zone has additional form standards

— Standard is not applicable

| Zone Name  | Title 25<br>Multi-family<br>Residence -<br>Medium / High<br>Density<br>MF-3/ MF-4 | Title 23<br>Residential<br>Multi-Unit 3A<br>RM3A | Title 25<br>Multi-family<br>Residence -<br>Medium / High<br>Density<br>MF-4 / MF-5 | Title 23<br>Residential<br>Multi-Unit 4A<br>RM4A | Title 25<br>Multi-family<br>Residence -High /<br>Highest Density<br>MF-5 / MF-6 | Title 23<br>Residential<br>Multi-Unit 5A<br>RM5A | Title 25<br>Mobile Home<br>Residence<br>MH                | Title 23<br>Manufactured<br>Home<br>MH |
|--|---|--|--|--|---|--|---|--|
| Typical Uses/Building Types                          | Multi-family  | Live/ Work, Multi-Family,<br>Townhouse           | Multi-family   | Live/ Work, Multi-Family,<br>Townhouse           | Multi-family  | Live/ Work, Multi-Family,<br>Townhouse           | Mobile Home Residence &<br>Mobile Home Subdivision<br>Use | Residential - manufactured<br>homes    |
| Affordable Housing Bonus Program (AHBP)              | —   | Available  | —  | Available  | —   | Available  | —   | —                                      |
| <b>Lot Size</b>                                      |   |  |  |  |   |  |   |  |
| Lot Width (min.)                                     | 50'   | varies   | 50'  | varies   | 50'   | varies   |   | varies                                 |
| Lot Area (min.)                                      | 8,000 SQFT  | varies   | 8,000 SQFT   | varies   | 8,000 SQFT  | varies   | 5,750 SQFT  | 4,500 SQFT                             |
| <b>Intensity</b>                                     |   |  |  |  |   |  |   |  |
| Principal Dwelling units/acre (max)                  | —   | 24 - 36  | —  | 24 - 48  | —   | 24 - 54  | —   | —                                      |
| Dwelling units/acre: AHBP Bonus                      | —   | (+) 0 - 40                                       | —  | (+) 0 - 26                                       | —   | (+) 0 - 96                                       | —   | —                                      |
| FAR Primary Building                                 | .75:1   | 0.8  | .75:1 / 1:1  | —  | 1:1 / —   | —  | —   | —                                      |
| FAR Primary Building: AHBP Bonus                     | —   | (+) 1.2  | —  | —  | —   | —  | —   | —                                      |
| <b>Building Placement and Form</b>                   |   |  |  |  |   |  |   |  |
| Front Setback  | 25'   | 15'  | 25'  | 5'   | 15'   | 15'  | —   | 25'                                    |
| Side Street Setback                                  | 15'   | 15'  | 15'  | 5'   | 15'   | 15'  | —   | 25'                                    |
| Side Setback   | 5'  | 5'   | 5'   | 0'   | 5'  | 5'   | —   | 15'                                    |
| Rear Setback   | 10'   | 10'  | 10'  | 5'   | 10'   | 10'  | —   | 10'                                    |
| <b>When Adjacent to Residential House-Scale Zone</b> |   |  |  |  |   |  |   |  |
| Front Setback  | —   | 15'  | —  | 5'   | —   | 15'  | —   | 15'                                    |
| Side Street Setback                                  | —   | 15'  | —  | 5'   | —   | 15'  | —   | 15'                                    |
| Side Setback   | —   | 10' / 20'  | —  | 15' / 20'  | —   | 20'  | —   | 50'                                    |
| Rear Setback   | —   | 30'  | —  | 30'  | —   | 50'  | —   | 50'                                    |
| <b>Other Building Form Standards</b>                 |   |  |  |  |   |  |   |  |
| Overall Building Width (max.)                        | —   | —  | —  | —  | —   | —  | —   | —                                      |
| Building Articulation Standards                      | —   | —  | —  | Yes  | —   | Yes  | —   | —                                      |
| <b>Height</b>  |   |  |  |  |   |  |   |  |
| To Eave/Parapet (max.)                               | —   | —  | —  | —  | —   | —  | —   | —                                      |
| Overall (max.)                                       | 40' / 60'   | 60'  | 60'  | 60'  | 60' / 90'   | 90'  | 35'   | 35'                                    |
| Overall: AHBP Bonus                                  | —   | —  | —  | (+) 20'  | —   | —  | —   | —                                      |
| ≤ 25'  | —   | 18'  | —  | 18'  | —   | —  | —   | —                                      |
| 25'– ≤ 50'   | —   | 35'  | —  | 35'  | —   | 35'  | —   | —                                      |
| 50'– ≤ 100'  | —   | 45'  | —  | 45'  | —   | 45'  | —   | —                                      |
| > 100'   | —   | Set by zone standards                            | —  | set by zone standards                            | —   | set by zone standards                            | —   | —                                      |
| <b>Impervious Cover</b>                              |   |  |  |  |   |  |   |  |
| Impervious Cover                                     | 65% / 70%   | 70%  | 70%  | 90%  | 70% / 80%   | 80%  | —   | none                                   |
| Building Cover                                       | 55% / 60%   | 60%  | 60%  | 80%  | 60% / 70%   | 70%  | —   | none                                   |
| <b>Accessory Dwelling Units</b>                      |   |  |  |  |   |  |   |  |
| ADU Allowance  | —   | Allowed  | —  | Allowed  | —   | Allowed  | —   | —                                      |
| ADU Max Size (lot 3,500 - 4,999 SQFT)                | —   | 750 SQFT   | —  | 750 SQFT   | —   | 750 SQFT   | —   | —                                      |
| ADU Max Size (lot 5,000 - 6,999 SQFT)                | —   | 975 SQFT   | —  | 975 SQFT   | —   | 975 SQFT   | —   | —                                      |
| ADU Max Size (lot 7,000 SQFT or greater)             | —   | 1,100 SQFT                                       | —  | 1,100 SQFT                                       | —   | 1,100 SQFT                                       | —   | —                                      |
| ADU Height   | —   | 60'  | —  | 22'  | —   | 30'  | —   | —                                      |

Note: this table is a summary. For more details see the CodeNEXT land development code

\*Zone has additional form standards

— Standard is not applicable

| Zone Name                                     | Title 25<br>Neighborhood, Limited,<br>& General Office | Title 23<br>Mixed-Use 1A  | Title 25<br>Neighborhood,<br>Community, General<br>Commercial Service | Title 23<br>Mixed-Use 1B  | Title 25<br>Neighborhood,<br>Limited, & General<br>Office | Title 23<br>Mixed-Use 1C   |
|---|--|---|---|---|---|--|
| Zone Abbreviation                             | NO-MU / LO-MU  | MU1A  | LR-MU / GR-MU/<br>CS-MU   | MU1B  | NO-MU / LO-MU/<br>GO-MU                                   | MU1C   |
| Typical Uses                                  | Office   | residential, office and limited commercial uses in detached house scale buildings | Commercial & Industrial Activities                                    | residential, office, and a broad array of commercial uses in detached house scale buildings | Office  | residential, office, and limited commercial uses in detached house scale buildings |
| Affordable Housing Bonus Program (AHBP)       | —  | Available   | —   | Available   | —   | Available  |
| Lot Size                                      |  |   |   |   |   |  |
| Lot Width (min.)                              | 50'  | varies  | 50'   | varies  | 50'   | varies   |
| Lot Area (min.)                               | 5,750 SQFT   | varies  | 5,750 SQFT  | varies  | 5,750 SQFT  | varies   |
| Intensity                                     |  |   |   |   |   |  |
| Principal Dwelling units/acre (max.)          | —  | 24  | —   | 24  | —   | 24   |
| Dwelling units/acre: AHBP Bonus               | —  | (+) 12  | —   | (+) 12  | —   | (+) 12   |
| FAR Primary Building                          | 0.35:1 / 0.7:1   | 0.4 for residential; 1 for commercial   | 0.5:1 / 1:1/ 2:1  | 0.4 for residential; 1 for commercial   | 0.35:1 / 0.7:1 / 1:1                                      | 0.8 for multifamily; 1 for   |
| FAR Primary Building: AHBP Bonus              | —  | (+) 0.6   | —   | (+) 0.6   | —   | (+) 0.8  |
| Building Placement and Form                   |  |   |   |   |   |  |
| Front Setback                                 | 25'  | 25'   | 25' / 10' / 10'   | 25'   | 25'   | 25'  |
| Side Street Setback                           | 15'  | 15'   | 15' / 10' / 10'   | 15'   | 15'   | 15'  |
| Side Setback                                  | 5'   | 5'  | —   | 5'  | 5'  | 5'   |
| Rear Setback                                  | 5'   | 5'  | —   | 5'  | 5'  | 5'   |
| When Adjacent to Residential House-Scale Zone |  |   |   |   |   |  |
| Front Setback                                 | —  | 25'   | —   | 25'   | —   | 25'  |
| Side Street Setback                           | —  | 15'   | —   | 15'   | —   | 15'  |
| Side Setback                                  | —  | 15' / 20'   | —   | 15' / 20'   | —   | 15' / 20'  |
| Rear Setback                                  | —  | 30'   | —   | 30'   | —   | 30'  |
| Other Building Form Standards                 |  |   |   |   |   |  |
| Overall Building Width (max.)                 | —  | 60'   | —   | 60'   | —   | 80'  |
| Building Articulation Standards               | —  | Yes   | —   | Yes   | —   | Yes  |
| Height  |  |   |   |   |   |  |
| To Eave/Parapet (max.)                        | —  | 22'   | —   | 22'   | —   | 35'  |
| Overall (max.)                                | 35' / 40'  | 32'   | 40' / 60' / 60'   | 32'   | 35' / 40' / 60'   | 45'  |
| Overall: AHBP Bonus                           | —  | —   | —   | —   | —   | —  |
| Height Stepbacks                              |  |   |   |   |   |  |
| ≤25' of Triggering Property                   | —  | —   | —   | —   | —   | —  |
| 25'-50' of Triggering Property                | —  | —   | —   | —   | —   | —  |
| 50'-100' of Triggering Property               | —  | —   | —   | —   | —   | —  |
| >100' of Triggering Property                  | —  | —   | —   | —   | —   | —  |
| Impervious Cover                              |  |   |   |   |   |  |
| Impervious Cover                              | 60% / 70%  | 70%   | 80% / 90% / 95%   | 70%   | 60% / 70% / 80%   | 70%  |
| Building Cover                                | 35% / 50%  | 50%   | 50% / 75% / 95%   | 50%   | 35% / 50% / 60%   | 50%  |
| Accessory Dwelling Units                      |  |   |   |   |   |  |
| ADU Allowance                                 | —  | Allowed   | —   | Allowed   | —   | Allowed  |
| ADU Max Size (lot 3,500 - 4,999 SQFT)         | —  | 750 SQFT  | —   | 750 SQFT  | —   | 750 SQFT   |
| ADU Max Size (lot 5,000 - 6,999 SQFT)         | —  | 975 SQFT  | —   | 975 SQFT  | —   | 975 SQFT   |
| ADU Max Size (lot 7,000 SQFT or greater)      | —  | 1,100 SQFT  | —   | 1,100 SQFT  | —   | 1,100 SQFT   |
| Accessory Building Height                     | —  | 32'   | —   | 32'   | —   | 45'  |

Note: this table is a summary. For more details see the CodeNEXT land development code

\*Zone has additional form standards

— Standard is not applicable

Zone Name

Zone Abbreviation

|   |                          |
|---|--------------------------|
| Title 25<br>Neighborhood,<br>Community, General<br>Commercial Service | Title 23<br>Mixed-Use 1D |
| LR-MU / GR-MU/<br>CS-MU   | MU1D                     |

|   |                          |
|---|--------------------------|
| Title 25<br>Neighborhood Office,<br>Limited, & Neighborhood<br>Commercial | Title 23<br>Mixed-Use 2A |
| NO-MU / LO-MU/<br>LR-MU   | MU2A                     |

|                            |                          |
|----------------------------|--------------------------|
| Title 25<br>General Office | Title 23<br>Mixed-Use 2B |
| GO-MU                      | MU2B                     |

Typical Uses

|                                       |   |
|---------------------------------------|---|
| Commercial & Industrial<br>Activities | residential, office, and a broad array of<br>commercial uses in detached house<br>scale buildings |
| —                                     | Available   |

|        |  |
|--------|--|
| Office | residential, low-intensity office, service,<br>and retail uses |
| —      | Available  |

|  |  |
|--|--|
| Offices and selected<br>Commercial activities such as<br>medical or professional uses. | residential and medium-<br>intensity office, service, and<br>retail uses |
| —  | Available  |

Affordable Housing Bonus Program (AHBP)

|   |   |
|---|---|
| — | — |
|---|---|

|   |   |
|---|---|
| — | — |
|---|---|

|   |   |
|---|---|
| — | — |
|---|---|

Lot Size

|                  |            |        |
|------------------|------------|--------|
| Lot Width (min.) | 50'        | varies |
| Lot Area (min.)  | 5,750 SQFT | varies |

|                  |            |        |
|------------------|------------|--------|
| Lot Width (min.) | 50'        | varies |
| Lot Area (min.)  | 5,750 SQFT | varies |

|                  |            |        |
|------------------|------------|--------|
| Lot Width (min.) | 50'        | varies |
| Lot Area (min.)  | 5,750 SQFT | varies |

Intensity

|                                      |                  |                                       |
|--------------------------------------|------------------|---------------------------------------|
| Principal Dwelling units/acre (max.) | —                | 24                                    |
| Dwelling units/building: AHBP Bonus  | —                | (+) 12                                |
| FAR Primary Building                 | 0.5:1 / 1:1/ 2:1 | 0.8 for multifamily; 1 for commercial |
| FAR Primary Building: AHBP Bonus     | —                | (+) 0.8                               |

|                                      |                        |                    |
|--------------------------------------|------------------------|--------------------|
| Principal Dwelling units/acre (max.) | —                      | 18                 |
| Dwelling units/building: AHBP Bonus  | —                      | (+) 18             |
| FAR Primary Building                 | 0.35:1 / 0.7:1 / 0.5:1 | 0.7 for commercial |
| FAR Primary Building: AHBP Bonus     | —                      | (+) 0.8            |

|                                      |     |         |
|--------------------------------------|-----|---------|
| Principal Dwelling units/acre (max.) | —   | 36      |
| Dwelling units/building: AHBP Bonus  | —   | (+) 18  |
| FAR Primary Building                 | 1:1 | 1       |
| FAR Primary Building: AHBP Bonus     | —   | (+) 1.0 |

Building Placement and Form

|                     |                 |     |
|---------------------|-----------------|-----|
| Front Setback       | 25' / 10' / 10' | 25' |
| Side Street Setback | 15' / 10' / 10' | 15' |
| Side Setback        | —               | 5'  |
| Rear Setback        | —               | 5'  |

|                     |     |     |
|---------------------|-----|-----|
| Front Setback       | 25' | 15' |
| Side Street Setback | 15' | 15' |
| Side Setback        | 5'  | 5'  |
| Rear Setback        | 5'  | 5'  |

|                     |     |     |
|---------------------|-----|-----|
| Front Setback       | 15' | 15' |
| Side Street Setback | 15' | 15' |
| Side Setback        | 5'  | 5'  |
| Rear Setback        | 5'  | 5'  |

When Adjacent to Residential House-Scale Zone

|                     |   |           |
|---------------------|---|-----------|
| Front Setback       | — | 25'       |
| Side Street Setback | — | 15'       |
| Side Setback        | — | 15' / 20' |
| Rear Setback        | — | 30'       |

|                     |   |           |
|---------------------|---|-----------|
| Front Setback       | — | 15'       |
| Side Street Setback | — | 15'       |
| Side Setback        | — | 15' / 20' |
| Rear Setback        | — | 30'       |

|                     |   |           |
|---------------------|---|-----------|
| Front Setback       | — | 15'       |
| Side Street Setback | — | 15'       |
| Side Setback        | — | 15' / 20' |
| Rear Setback        | — | 30'       |

Other Building Form Standards

|                                 |   |     |
|---------------------------------|---|-----|
| Overall Building Width (max.)   | — | 80' |
| Building Articulation Standards | — | Yes |

|                                 |   |   |
|---------------------------------|---|---|
| Overall Building Width (max.)   | — | — |
| Building Articulation Standards | — | — |

|                                 |   |   |
|---------------------------------|---|---|
| Overall Building Width (max.)   | — | — |
| Building Articulation Standards | — | — |

Height

|                        |                 |     |
|------------------------|-----------------|-----|
| To Eave/Parapet (max.) | —               | 35' |
| Overall (max.)         | 40' / 60' / 60' | 45' |
| Overall: AHBP Bonus    | —               | —   |

|                        |                 |     |
|------------------------|-----------------|-----|
| To Eave/Parapet (max.) | —               | 45' |
| Overall (max.)         | 35' / 40' / 40' | 45' |
| Overall: AHBP Bonus    | —               | —   |

|                        |     |     |
|------------------------|-----|-----|
| To Eave/Parapet (max.) | —   | —   |
| Overall (max.)         | 60' | 60' |
| Overall: AHBP Bonus    | —   | —   |

Height Stepbacks

|                                 |   |   |
|---------------------------------|---|---|
| ≤25' of Triggering Property     | — | — |
| 25'-50' of Triggering Property  | — | — |
| 50'-100' of Triggering Property | — | — |
| >100' of Triggering Property    | — | — |

|                                 |   |                       |
|---------------------------------|---|-----------------------|
| ≤25' of Triggering Property     | — | 18'                   |
| 25'-50' of Triggering Property  | — | 35'                   |
| 50'-100' of Triggering Property | — | Set by zone standards |
| >100' of Triggering Property    | — | —                     |

|                                 |   |     |
|---------------------------------|---|-----|
| ≤25' of Triggering Property     | — | 18' |
| 25'-50' of Triggering Property  | — | 35' |
| 50'-100' of Triggering Property | — | —   |
| >100' of Triggering Property    | — | —   |

Impervious Cover

|                  |                 |     |
|------------------|-----------------|-----|
| Impervious Cover | 80% / 90% / 95% | 80% |
| Building Cover   | 50% / 75% / 95% | 60% |

|                  |                 |     |
|------------------|-----------------|-----|
| Impervious Cover | 60% / 70% / 80% | 70% |
| Building Cover   | 35% / 50%       | 50% |

|                  |   |   |
|------------------|---|---|
| Impervious Cover | — | — |
| Building Cover   | — | — |

Accessory Dwelling Units

|  |   |            |
|--|---|------------|
| ADU Allowance                            | — | Allowed    |
| ADU Max Size (lot 3,500 - 4,999 SQFT)    | — | 750 SQFT   |
| ADU Max Size (lot 5,000 - 6,999 SQFT)    | — | 975 SQFT   |
| ADU Max Size (lot 7,000 SQFT or greater) | — | 1,100 SQFT |
| Accessory Building Height                | — | 45'        |

|  |   |   |
|--|---|---|
| ADU Allowance                            | — | — |
| ADU Max Size (lot 3,500 - 4,999 SQFT)    | — | — |
| ADU Max Size (lot 5,000 - 6,999 SQFT)    | — | — |
| ADU Max Size (lot 7,000 SQFT or greater) | — | — |
| Accessory Building Height                | — | — |

|  |   |   |
|--|---|---|
| ADU Allowance                            | — | — |
| ADU Max Size (lot 3,500 - 4,999 SQFT)    | — | — |
| ADU Max Size (lot 5,000 - 6,999 SQFT)    | — | — |
| ADU Max Size (lot 7,000 SQFT or greater) | — | — |
| Accessory Building Height                | — | — |

Note: this table is a summary. For more details see the CodeNEXT land development code

\*Zone has additional form standards

— Standard is not applicable

Zone Name

Zone Abbreviation

Zone Intent

Typical Uses

Affordable Housing Bonus Program (AHBP)

Lot Size

Lot Width (min.)

Lot Area (min.)

Intensity

Principal Dwelling units/acre (max.)

Dwelling units/acre: AHBP Bonus

FAR Primary Building

FAR Primary Building: AHBP Bonus

Building Placement and Form

Front Setback

Side Street Setback

Side Setback

Rear Setback

When Adjacent to Residential House-Scale Zone

Front Setback

Side Street Setback

Side Setback

Rear Setback

Other Building Form Standards

Overall Building Width (max.)

Building Articulation Standards

Height

To Eave/Parapet (max.)

Overall (max.)

Overall: AHBP Bonus

Height Stepbacks

≤25' of Triggering Property

25'-50' of Triggering Property

50'-100' of Triggering Property

>100' of Triggering Property

Impervious Cover

Impervious Cover

Building Cover

|  |   |
|--|---|
| Title 25<br>General Office   | Title 23<br>Mixed-Use 2B  |
| GO   | MU2B  |
| Offices and selected Commercial activities such as medical or professional uses. | residential and medium-intensity office, service, and retail uses |
| —  | Available   |
| 50'  | varies  |
| 5,750 SQFT   | varies  |
| —  | 36  |
| —  | (+) 18  |
| 1:1  | 1   |
| —  | (+) 1.0   |
| 15'  | 15'   |
| 15'  | 15'   |
| 5'   | 5'  |
| 5'   | 5'  |
| —  | 15'   |
| —  | 15'   |
| —  | 15' / 20'   |
| —  | 30'   |
| —  | —   |
| —  | —   |
| —  | —   |
| 60'  | 60'   |
| —  | —   |
| —  | 18'   |
| —  | 35'   |
| —  | 45'   |
| —  | Set by zone standards   |
| 80%  | 80%   |
| 60%  | 60%   |

|  |   |   |
|--|---|---|
| Title 25<br>Community Commercial / Mixed Use                             | Title 23<br>Mixed-Use 3A  | Title 23<br>Mixed-Use 3B  |
| GR-MU  | MU3A  | MU3B  |
| Office and other commercial uses that are accessible from major roadways | residential and medium-intensity office, service, and retail uses | residential and medium-intensity office, service, and retail uses |
| —  | Available   | Available   |
| 50'  | varies  | varies  |
| 5,750 SQFT   | varies  | varies  |
| —  | 36  | 36  |
| —  | (+) 18  | (+) 18  |
| 1:1  | 1   | 1   |
| —  | (+) 2.0   | (+) 2.0   |
| 10'  | 10'   | 10'   |
| 10'  | 10'   | 10'   |
| —  | 5'  | 5'  |
| —  | 5'  | 5'  |
| —  | 10'   | 10'   |
| —  | 10'   | 10'   |
| —  | 15' / 20'   | 15' / 20'   |
| —  | 30'   | 30'   |
| —  | —   | —   |
| —  | —   | —   |
| 60'  | 60'   | 60'   |
| —  | —   | —   |
| —  | 18'   | 18'   |
| —  | 35'   | 35'   |
| —  | 45'   | 45'   |
| —  | Set by zone standards   | Set by zone standards   |
| 90%  | 90%   | 90%   |
| 75%  | 75%   | 75%   |

|  |  |
|--|--|
| Title 25<br>General Commercial Service | Title 23<br>Mixed-Use 4A   |
| CS-CO-MU                               | MU4A   |
| Commercial & Industrial Activities     | residential and medium-to-high intensity multi-unit residential, office, service, retail, and entertainment uses |
| —                                      | Available  |
| 50'                                    | varies   |
| 5,750 SQFT                             | varies   |
| —                                      | 36   |
| —                                      | (+) 36   |
| 2:1                                    | 2  |
| —                                      | (+) 3.0  |
| 10'                                    | 10'  |
| 10'                                    | 10'  |
| —                                      | 5'   |
| —                                      | 5'   |
| —                                      | 10'  |
| —                                      | 10'  |
| —                                      | 15' / 20'  |
| —                                      | 30'  |
| —                                      | —  |
| —                                      | —  |
| 60'                                    | 60'  |
| —                                      | (+) 15'  |
| —                                      | 18'  |
| —                                      | 35'  |
| —                                      | 45'  |
| —                                      | Set by zone standards  |
| 95%                                    | 95%  |
| 95%                                    | 90%  |

Note: this table is a summary. For more details see the CodeNEXT land development code

\*Zone has additional form standards

— Standard is not applicable

Zone Name

Title 25  
General Commercial  
Service / Liquor Sales

Title 23  
Mixed-Use 4B

Title 25  
Commercial  
Highway

Title 23  
Mixed-Use 5A

Zone Abbreviation

CS-MU / CS-1

MU4B

CH

MU5A

Zone Intent

Typical Uses

Commercial & Industrial  
Activities

residential and medium-intensity  
service and commercial industrial  
uses  
Available

Major mixed-use developments  
of a service nature

residential, medium-to-high intensity multi-unit  
residential, office, service, and retail uses on  
large lots

Affordable Housing Bonus Program (AHBP)

—

—

Lot Size

Lot Width (min.)

50'

varies

100'

100'

Lot Area (min.)

5,750 SQFT

varies

20,000 SQFT

10,000 SQFT

Intensity

Principal Dwelling units/acre (max.)

—

36

—

54

Dwelling units/acres: AHBP Bonus

—

(+) 36

—

(+) 18

FAR Primary Building

2:1

2

3:1

3

FAR Primary Building: AHBP Bonus

—

(+) 3.0

—

(+) 2.0

Building Placement and Form

Front Setback

10'

10'

50'

30'

Side Street Setback

10'

10'

50'

30'

Side Setback

—

5'

25'

15'

Rear Setback

—

5'

25'

15'

When Adjacent to Residential House-Scale Zone

Front Setback

—

15'

—

30'

Side Street Setback

—

15'

—

30'

Side Setback

—

10' / 20'

—

15' / 20'

Rear Setback

—

30'

—

30'

Other Building Form Standards

Overall Building Width (max.)

—

—

—

—

Building Articulation Standards

—

—

—

—

Height

To Eave/Parapet (max.)

—

—

—

—

Overall (max.)

60'

60'

—

80'

Overall: AHBP Bonus

—

(+) 15'

—

—

Height Stepbacks

≤25' of Triggering Property

—

18'

—

18'

25'-50' of Triggering Property

—

35'

—

35'

50'-100' of Triggering Property

—

45'

—

45'

>100' of Triggering Property

—

Set by zone standards

—

Set by zone standards

Impervious Cover

Impervious Cover

95%

95%

85%

75%

Building Cover

95%

95%

85%

70%

| Zone Name  | Title 25<br>Neighborhood, Limited, &<br>General Office | Title 23<br>Main Street 1A   | Title 25<br>Limited Office,<br>Community General, &<br>General Commercial<br>Service | Title 23<br>Main Street 1B  | Title 25<br>Neighborhood,<br>Limited, & General<br>Office | Title 23<br>Main Street 2A   |
|--|--|--|--|---|---|--|
| Zone Abbreviation                                    | NO/ LO/ GO   | MS1A   | LR-V/ GR-V/ CS-V   | MS1B  | NO-V/ LO-V/ GO-V  | MS2A   |
| Typical Uses   | Office   | multi-unit residential, office, service, and limited retail uses in attached block-scale buildings | Commercial & Industrial Activities   | multi-unit residential, office, service, and a broad array of retail uses in attached block-scale buildings | Office  | multi-unit residential, office, service, and limited retail uses in attached block-scale buildings |
| Affordable Housing Bonus Program (AHBP)              | —  | —  | —  | —   | —   | —  |
| <b>Lot Size</b>                                      |  |  |  |   |   |  |
| Lot Width (min.)                                     | 50'  | 18'  | 50'  | 18'   | 50'   | 18'  |
| Lot Area (min.)                                      | 5,750 SQFT   | 1,800 SQFT   | 5,750 SQFT   | 1,800 SQFT  | 5,750 SQFT  | 1,800 SQFT   |
| <b>Intensity</b>                                     |  |  |  |   |   |  |
| Principal Dwelling units/ acre (max.)                | —  | 24   | —  | varies  | —   | varies   |
| Dwelling units/ acre: AHBP Bonus                     | —  | —  | —  | —   | —   | —  |
| FAR Primary Building                                 | 0.35:1 / 0.7:1 / 1:1                                   | —  | 0.5:1 / 1:1/ 2:1   | —   | 0.35:1 / 0.7:1 / 1:1                                      | —  |
| FAR Primary Building: AHBP Bonus                     | —  | —  | —  | —   | —   | —  |
| <b>Building Placement and Form</b>                   |  |  |  |   |   |  |
| Front Setback  | 25'  | 5' min.; 10' max.  | 25' / 10' / 10'  | 5' min.; 10' max.   | 25'   | 5' min.; 10' max.  |
| Side Street Setback                                  | 15'  | 5' min.; 10' max.  | 15' / 10' / 10'  | 5' min.; 10' max.   | 15'   | 5' min.; 10' max.  |
| Side Setback   | 5'   | 0'   | —  | 0'  | 5'  | 0'   |
| Rear Setback   | 5'   | 5'   | —  | 5'  | 5'  | 5'   |
| <b>When Adjacent to Residential House-Scale Zone</b> |  |  |  |   |   |  |
| Front Setback  | —  | 10'  | —  | 10'   | —   | 10'  |
| Side Street Setback                                  | —  | 10'  | —  | 10'   | —   | 10'  |
| Side Setback   | —  | 15' / 20'  | —  | 15' / 20'   | —   | 15' / 20'  |
| Rear Setback   | —  | 30'  | —  | 30'   | —   | 30'  |
| <b>Other Building Form Standards</b>                 |  |  |  |   |   |  |
| Overall Building Width (max.)                        | —  | 125'   | —  | 125'  | —   | —  |
| Building Articulation Standards                      | —  | Yes  | —  | Yes   | —   | Yes  |
| <b>Height</b>  |  |  |  |   |   |  |
| To Eave/Parapet (max.)                               | —  | —  | —  | —   | —   | —  |
| Overall (max.)                                       | 35' / 40' / 60'  | 35'  | 40' / 60' / 60'  | 35'   | 35' / 40' / 60'   | 45'  |
| Overall: AHBP Bonus                                  | —  | —  | —  | —   | —   | —  |
| <b>Height Stepbacks</b>                              |  |  |  |   |   |  |
| ≤25' of Triggering Property                          | —  | —  | —  | —   | —   | 18'  |
| 25'-50' of Triggering Property                       | —  | —  | —  | —   | —   | 35'  |
| 50'- 100' of Triggering Property                     | —  | —  | —  | —   | —   | Set by zone standards  |
| >100' of Triggering Property                         | —  | —  | —  | —   | —   | —  |
| <b>Other Standards</b>                               |  |  |  |   |   |  |
| Ground Floor Finish Level                            | —  | 18"  | —  | 18"   | —   | 18"  |
| Ground Floor Floor-to-Ceiling Height (min.)          | —  | 14'  | —  | 14'   | —   | 14'  |
| <b>Impervious Cover</b>                              |  |  |  |   |   |  |
| Impervious Cover                                     | 60% / 70% / 80%  | 80%  | 80% / 90%/ 95%   | 80%   | 60% / 70% / 80%   | 80%  |
| Building Cover                                       | 35% / 50% / 60%  | 70%  | 50%/ 75%/ 95%  | 70%   | 35% / 50% / 60%   | 70%  |

Note: this table is a summary. For more details see the CodeNEXT land development code

\*Zone has additional form standards

— Standard is not applicable

| Zone Name  | Title 25<br>Neighborhood,<br>Community, General<br>Commercial Service | Title 23<br>Main Street 2B  | Title 23<br>Main Street 2C  | Title 25<br>Commercial<br>Services - Vertical<br>Mixed Use                                      | Title 23<br>Main Street 3A  | Title 23<br>Main Street 3B  |
|--|---|---|---|---|---|---|
| Zone Abbreviation                                    | LR-V/ GR-V/ CS-V  | MS2B  | MS2C  | GR-V /CS-V  | MS3A  | MS3B  |
| Typical Uses   | Commercial & Industrial Activities                                    | multi-unit residential, office, service, and a broad array of retail uses in attached block-scale buildings | multi-unit residential, office, service, and a broad array of retail uses in attached block-scale buildings | Combination of office, retail, commercial, and residential within a vertical mixed-use building | multi-unit residential, office, service, and a broad array of retail uses in attached block-scale buildings | multi-unit residential, office, service, and a broad array of retail uses in attached block-scale buildings |
| Affordable Housing Bonus Program (AHBP)              | —   | —   | —   | —   | Available   | Available   |
| <b>Lot Size</b>                                      |   |   |   |   |   |   |
| Lot Width (min.)                                     | 50'   | 18'   | 18'   | 50'   | 18'   | 18'   |
| Lot Area (min.)                                      | 5,750 SQFT  | 1,800 SQFT  | 1,800 SQFT  | 5,750 SQFT  | 4,000 SQFT  | 4,000 SQFT  |
| <b>Intensity</b>                                     |   |   |   |   |   |   |
| Principal Dwelling units/ acre (max.)                | —   | varies  | varies  | —   | varies  | varies  |
| Dwelling units/ acre: AHBP Bonus                     | —   | —   | —   | —   | —   | —   |
| FAR Primary Building                                 | 0.5:1 / 1:1/ 2:1  | —   | —   | 1:1/ 2:1  | —   | —   |
| FAR Primary Building: AHBP Bonus                     | —   | —   | —   | —   | —   | —   |
| <b>Building Placement and Form</b>                   |   |   |   |   |   |   |
| Front Setback  | 25' / 10' / 10'   | 5' min.; 10' max.   | 5' min.; 10' max.   | 10'   | 5' min.; 10' max.   | 5' min.; 10' max.   |
| Side Street Setback                                  | 15' / 10' / 10'   | 5' min.; 10' max.   | 5' min.; 10' max.   | 10'   | 5' min.; 10' max.   | 5' min.; 10' max.   |
| Side Setback   | —   | 0'  | 0'  | —   | 0'  | 0'  |
| Rear Setback   | —   | 5'  | 5'  | —   | 0'  | 0'  |
| <b>When Adjacent to Residential House-Scale Zone</b> |   |   |   |   |   |   |
| Front Setback  | —   | 10'   | 10'   | —   | 5'  | 5'  |
| Side Street Setback                                  | —   | 10'   | 10'   | —   | 5'  | 5'  |
| Side Setback   | —   | 15' / 20'   | 15' / 20'   | —   | 15' / 20'   | 15' / 20'   |
| Rear Setback   | —   | 30'   | 30'   | —   | 30'   | 30'   |
| <b>Other Building Form Standards</b>                 |   |   |   |   |   |   |
| Overall Building Width (max.)                        | —   | —   | —   | —   | 620'  | 620'  |
| Building Articulation Standards                      | —   | Yes   | Yes   | —   | Yes   | Yes   |
| <b>Height</b>  |   |   |   |   |   |   |
| To Eave/Parapet (max.)                               | —   | —   | —   | —   | —   | —   |
| Overall (max.)                                       | 40' / 60' / 60'   | 45'   | 45'   | 60'   | 60'   | 60'   |
| Overall: AHBP Bonus                                  | —   | —   | —   | —   | (+) 25'   | (+) 25'   |
| <b>Height Stepbacks</b>                              |   |   |   |   |   |   |
| ≤25' of Triggering Property                          | —   | 18'   | 18'   | —   | 18'   | 18'   |
| 25'-50' of Triggering Property                       | —   | 35'   | 35'   | —   | 35'   | 35'   |
| 50'-100' of Triggering Property                      | —   | Set by zone standards   | Set by zone standards   | —   | 45'   | 45'   |
| >100' of Triggering Property                         | —   | —   | —   | —   | Set by zone standards   | Set by zone standards   |
| <b>Other Standards</b>                               |   |   |   |   |   |   |
| Ground Floor Finish Level                            | —   | 18"   | 18"   | —   | 18"   | 18"   |
| Ground Floor Floor-to-Ceiling Height (min.)          | —   | 14'   | 14'   | —   | 14'   | 14'   |
| <b>Impervious Cover</b>                              |   |   |   |   |   |   |
| Impervious Cover                                     | 80% / 90% / 95%   | 80%   | 80%   | 90% / 95%   | 95%   | 95%   |
| Building Cover                                       | 50%/ 75% / 95%  | 70%   | 70%   | 75% / 95%   | 90%   | 90%   |

Note: this table is a summary. For more details see the CodeNEXT land development code

\*Zone has additional form standards

— Standard is not applicable

| Zone Name                                   | Title 25<br>Downtown Mixed Use | Title 23<br>Commercial Center   | Title 23 (No Comparable)<br>Urban Center  | Title 23<br>Central Business District | Title 23<br>Downtown Core   |
|---|--------------------------------|---|---|---------------------------------------|---|
| Zone Abbreviation                           | DMU                            | CC  | UC  | CBD                                   | DC  |
| General Intent                              |                                | multi-unit residential, office, service, and a broad array of retail uses in attached mid-rise and high-rise block scale buildings in transition areas from Main street zones or Downtown | multi-unit residential, office, service, and a broad array of retail uses in attached mid-rise and high-rise block-scale buildings in a highly walkable, transit-rich activity center Available |                                       | multi-unit residential, office, service, and a broad array of retail uses in attached mid-rise and high-rise block scale buildings in Downtown Core |
| Affordable Housing Bonus Program (AHBP)     | —                              | —   | —   | —                                     | —   |
| Sub-Zone(s)                                 |                                |   |   |                                       |   |
| Zones                                       | —                              | CC-40' (CC40), CC-60' (CC60), CC-80' (CC80), CC-120' (CC120)  | UC-80' (UC80), UC-120' (UC120), UC-180' (UC180), UC-Unlimited   | —                                     | none  |
| Lot Size                                    |                                |   |   |                                       |   |
| Lot Width (min.)                            | —                              | —   | —   | —                                     | —   |
| Lot Area (min.)                             | —                              | —   | 4,000 SQFT  | —                                     | —   |
| Tower Separation (min.)                     | —                              | —   | 120'  | —                                     | —   |
| Intensity                                   |                                |   |   |                                       |   |
| Dwelling units/ acre (max.)                 | —                              | —   | —   | —                                     | —   |
| Dwelling units/ acre: AHBP Bonus            | —                              | —   | —   | —                                     | —   |
| FAR Primary Building                        | 5:1                            | 1 : 5   | —   | 8:1                                   | 8.0   |
| FAR Primary Building: AHBP Bonus            | —                              | (+) 1 : 3   | —   | —                                     | (+) 4.0   |
| Building Placement and Form                 |                                |   |   |                                       |   |
| Front Setback                               | —                              | 5' min.; 10' max.   | 5' min.; 10' max.   | —                                     | 10'   |
| Side Street Setback                         | —                              | 5' min.; 10' max.   | 5' min.; 10' max.   | —                                     | 10'   |
| Side Setback                                | —                              | 0'  | 0'  | —                                     | —   |
| Rear Setback                                | —                              | 0'  | 0'  | —                                     | —   |
| Other Building Form Standards               |                                |   |   |                                       |   |
| Overall Building Width (max.)               | —                              | —   | 620'  | —                                     | —   |
| Building Articulation Standards             | —                              | —   | Yes   | —                                     | —   |
| Height                                      |                                |   |   |                                       |   |
| Overall (Bonus)                             | 120'                           | CC40' (+25')<br>CC60' (+25')<br>CC80' (+70')<br>CC120' (+80')   | UC80' (+70)<br>UC120' (+80)<br>UC180' (+60')<br>UC Unlimited - no limit (no bonus)  | —                                     | No limit  |
| Height Stepbacks                            |                                |   |   |                                       |   |
| ≤25' of Triggering Property                 | —                              | 18'   | 18'   | —                                     | —   |
| 25'-50' of Triggering Property              | —                              | 35'   | 35'   | —                                     | —   |
| 50'-100' of Triggering Property             | —                              | Lesser of 45' or Sub-zone maximum   | 45'   | —                                     | —   |
| >100' of Triggering Property                | —                              | Set by sub-zone standards   | Set by sub-zone standards   | —                                     | —   |
| Other Standards                             |                                |   |   |                                       |   |
| Ground Floor Finish Level                   | —                              | —   | 18"   | —                                     | —   |
| Ground Floor Floor-to-Ceiling Height (min.) | —                              | —   | 14'   | —                                     | —   |
| Impervious Cover                            |                                |   |   |                                       |   |
| Impervious Cover                            | 100%                           | 95%   | 95%   | 100%                                  | 100%  |
| Building Cover                              | 100%                           | 95%   | 90%   | 100%                                  | 100%  |

Note: this table is a summary. For more details see the CodeNEXT land development code

\*Zone has additional form standards

— Standard is not applicable

| Zone Name  | Title 25<br>Commercial<br>Recreation | Title 23<br>Commercial<br>Recreation | Title 25<br>Warehouse<br>Limited Office  | Title 23<br>Commercial<br>Warehouse | Title 25<br>Limited Industrial<br>Service       | Title 23<br>Industrial Flex       |
|--|--------------------------------------|--------------------------------------|--|-------------------------------------|---|-----------------------------------|
| Zone Abbreviation                                    | CR                                   | CR                                   | W/LO   | CW                                  | LI  | IF                                |
| Typical Uses   | Commercial or Recreation             | Entertainment & Recreation           | Office or warehouse use that does not require a visible location or generate substantial vehicular trips | Commercial, Light Industrial        | Commercial service or Limited Manufacturing Use | Industrial, Commercial, Work/Live |
| Affordable Housing Bonus Program (AHBP)              | —                                    | —                                    | —  | —                                   | —   | —                                 |
| <b>Lot Size</b>                                      |                                      |                                      |  |                                     |   |                                   |
| Lot Width (min.)                                     | 100'                                 | —                                    | 100'   | 100'                                | 50'   | 50'                               |
| Lot Area (min.)                                      | 20,000 SQFT                          | —                                    | 43,560 SQFT  | 10,000 SQFT                         | 5,750 SQFT                                      | 5,000 SQFT                        |
| <b>Intensity</b>                                     |                                      |                                      |  |                                     |   |                                   |
| Dwelling units/building (max.)                       | —                                    | —                                    | —  | —                                   | —   | —                                 |
| Dwelling units/building: AHBP Bonus                  | —                                    | —                                    | —  | —                                   | —   | —                                 |
| FAR Primary Building                                 | 0.25:1                               | 0.25                                 | 0.25:1   | 0.5                                 | 1:1   | 2                                 |
| FAR Primary Building: AHBP Bonus                     | —                                    | —                                    | —  | —                                   | —   | —                                 |
| FAR Accessory Building                               | —                                    | —                                    | —  | —                                   | —   | —                                 |
| Dwelling units/acre                                  | —                                    | —                                    | —  | 36                                  | —   | 24                                |
| Dwelling units/acre: AHBP Bonus                      | —                                    | —                                    | —  | —                                   | —   | —                                 |
| <b>Building Placement and Form</b>                   |                                      |                                      |  |                                     |   |                                   |
| Front Setback  | 50'                                  | 50'                                  | 25'  | 25'                                 | —   | 15'                               |
| Side Street Setback                                  | 50'                                  | 50'                                  | 25'  | 25'                                 | —   | 10'                               |
| Side Setback   | 20'                                  | 20'                                  | 5'   | 5'                                  | —   | 10'                               |
| Rear Setback   | 20'                                  | 20'                                  | 25'  | 25'                                 | —   | 10'                               |
| <b>When Adjacent to Residential House-Scale Zone</b> |                                      |                                      |  |                                     |   |                                   |
| Front Setback  | —                                    | 50'                                  | —  | 25'                                 | —   | 15'                               |
| Side Street Setback                                  | —                                    | 50'                                  | —  | 25'                                 | —   | 10'                               |
| Side Setback   | —                                    | 20'                                  | —  | 15' / 20'                           | —   | 15' / 50'                         |
| Rear Setback   | —                                    | 30'                                  | —  | 30'                                 | —   | 50'                               |
| <b>Other Building Form Standards</b>                 |                                      |                                      |  |                                     |   |                                   |
| Overall Building Width (max.)                        | —                                    | —                                    | —  | —                                   | —   | —                                 |
| Building Articulation Standards                      | —                                    | —                                    | —  | —                                   | —   | —                                 |
| <b>Height</b>  |                                      |                                      |  |                                     |   |                                   |
| To Eave/Parapet (max.)                               | —                                    | —                                    | —  | —                                   | —   | —                                 |
| Overall (max.)                                       | 40'                                  | 40'                                  | 25' or 1 story   | 25'                                 | 60'   | 60'                               |
| Overall: AHBP Bonus                                  | —                                    | —                                    | —  | —                                   | —   | —                                 |
| <b>Height Stepbacks</b>                              |                                      |                                      |  |                                     |   |                                   |
| ≤25' of Triggering Property                          | —                                    | 18'                                  | —  | —                                   | —   | 18'                               |
| 25'-50' of Triggering Property                       | —                                    | 35'                                  | —  | —                                   | —   | 35'                               |
| 50'-100' of Triggering Property                      | —                                    | Set by zone standards                | —  | —                                   | —   | 45'                               |
| >100' of Triggering Property                         | —                                    | Set by zone standards                | —  | —                                   | —   | Set by zone standards             |
| <b>Impervious Cover</b>                              |                                      |                                      |  |                                     |   |                                   |
| Impervious Cover                                     | 60%                                  | 60%                                  | 70%  | 70%                                 | 80%   | 80%                               |
| Building Cover                                       | 25%                                  | 25%                                  | —  | 50%                                 | 75%   | 75%                               |

Note: this table is a summary. For more details see the CodeNEXT land development code

\*Zone has additional form standards

— Standard is not applicable

| Zone Name  | Title 25<br>Limited Industrial Service / Industrial Park   | Title 23<br>Industrial General | Title 25<br>Major Industry   | Title 23<br>Industrial Heavy | Title 25<br>Research & Development | Title 23<br>Research and Development |
|--|--|--------------------------------|--|------------------------------|------------------------------------|--------------------------------------|
| Zone Abbreviation                                    | LI / IP  | IG                             | MI   | IH                           | R&D                                | R&D                                  |
| Typical Uses   | Commercial service or Limited Manufacturing Use / Limited Commercial Service, Research & Development, Administrative or Manufacturing Uses | Industrial, Commercial         | Commercial Service, Research & Development, Administrative or Manufacturing Uses | Industrial                   | Research & Development             | Industrial                           |
| Affordable Housing Bonus Program (AHBP)              | —  | —                              | —  | —                            | —                                  | —                                    |
| <b>Lot Size</b>                                      |  |                                |  |                              |                                    |                                      |
| Lot Width (min.)                                     | 50' / 100'   | 50'                            | 250'   | 100'                         | 100'                               | 50'                                  |
| Lot Area (min.)                                      | 5,750 SQFT / 43,560 SQFT   | 1 acre                         | 50 acres   | 25 acres                     | 5 acres                            | 5-25 acres                           |
| <b>Intensity</b>                                     |  |                                |  |                              |                                    |                                      |
| Dwelling units/building (max.)                       | —  | —                              | —  | —                            | —                                  | —                                    |
| Dwelling units/building: AHBP Bonus                  | —  | —                              | —  | —                            | —                                  | —                                    |
| FAR Primary Building                                 | 1:1  | 1                              | 1:1  | 1                            | 0.25:1                             | 1                                    |
| FAR Primary Building: AHBP Bonus                     | —  | —                              | —  | —                            | —                                  | —                                    |
| FAR Accessory Building                               | —  | —                              | —  | —                            | —                                  | —                                    |
| Dwelling units/acre                                  | —  | —                              | —  | —                            | —                                  | —                                    |
| Dwelling units/acre: AHBP Bonus                      | —  | —                              | —  | —                            | —                                  | —                                    |
| <b>Building Placement and Form</b>                   |  |                                |  |                              |                                    |                                      |
| Front Setback  | — / 25'  | 25'                            | —  | 15'                          | 75'                                | 25'                                  |
| Side Street Setback                                  | — / 25'  | 25'                            | —  | 15'                          | 100'                               | 10'                                  |
| Side Setback   | —  | 10'                            | —  | 10'                          | 100'                               | 10'                                  |
| Rear Setback   | —  | 10'                            | —  | 10'                          | 50'                                | 10'                                  |
| <b>When Adjacent to Residential House-Scale Zone</b> |  |                                |  |                              |                                    |                                      |
| Front Setback  | —  | 25'                            | —  | 25'                          | —                                  | 25'                                  |
| Side Street Setback                                  | —  | 25'                            | —  | 25'                          | —                                  | 10'                                  |
| Side Setback   | —  | 15' / 50'                      | —  | 25' / 50'                    | —                                  | 15' / 25'                            |
| Rear Setback   | —  | 50'                            | —  | 50'                          | —                                  | 30'                                  |
| <b>Other Building Form Standards</b>                 |  |                                |  |                              |                                    |                                      |
| Overall Building Width (max.)                        | —  | —                              | —  | —                            | —                                  | —                                    |
| Building Articulation Standards                      | —  | —                              | —  | —                            | —                                  | —                                    |
| <b>Height</b>  |  |                                |  |                              |                                    |                                      |
| To Eave/Parapet (max.)                               | —  | —                              | —  | —                            | —                                  | —                                    |
| Overall (max.)                                       | 60'  | 60'                            | 120'   | 120'                         | 45'                                | 45'-90'                              |
| Overall: AHBP Bonus                                  | —  | —                              | —  | —                            | —                                  | —                                    |
| <b>Height Stepbacks</b>                              |  |                                |  |                              |                                    |                                      |
| ≤25' of Triggering Property                          | —  | 18'                            | —  | 18'                          | —                                  | —                                    |
| 25'-50' of Triggering Property                       | —  | 35'                            | —  | 35'                          | —                                  | —                                    |
| 50'-100' of Triggering Property                      | —  | 45'                            | —  | 45'                          | —                                  | —                                    |
| >100' of Triggering Property                         | —  | Set by zone standards          | —  | Set by zone standards        | —                                  | —                                    |
| <b>Impervious Cover</b>                              |  |                                |  |                              |                                    |                                      |
| Impervious Cover                                     | 80%  | 80%                            | 80%  | 80%                          | 50%                                | 50%                                  |
| Building Cover                                       | 75% / 50%  | 50%                            | 75%  | 75%                          | 40%                                | 40%                                  |

Note: this table is a summary. For more details see the CodeNEXT land development code

\*Zone has additional form standards

— Standard is not applicable

| Zone Name                                | Title 23<br>Agriculture            | Title 23<br>Aviation<br>Services | Title 23<br>Conservation<br>Lands | Title 23<br>Public | Title 23<br>Park | Title 23<br>Planned Unit<br>Development |
|--|------------------------------------|----------------------------------|-----------------------------------|--------------------|------------------|---|
| Zone Abbreviation                        | AG                                 | AV                               | CL                                | P                  | PR               | PUD                                     |
| Affordable Housing Bonus Program (AHBP)  | —                                  | —                                | —                                 | —                  | —                | —                                       |
| <b>Lot Size</b>                          |                                    |                                  |                                   |                    |                  |   |
| Lot Width (min.)                         | —                                  | —                                | —                                 | —                  | —                | —                                       |
| Lot Area (min.)                          | varies                             | —                                | —                                 | —                  | —                | —                                       |
| <b>Intensity</b>                         |                                    |                                  |                                   |                    |                  |   |
| Dwelling units/building (max.)           | —                                  | —                                | —                                 | —                  | —                | —                                       |
| Dwelling units/building: AHBP Bonus      | —                                  | —                                | —                                 | —                  | —                | —                                       |
| FAR Primary Building                     | —                                  | —                                | —                                 | —                  | —                | —                                       |
| FAR Primary Building: AHBP Bonus         | —                                  | —                                | —                                 | —                  | —                | —                                       |
| FAR Accessory Building                   | —                                  | —                                | —                                 | —                  | —                | —                                       |
| Dwelling units/acre                      | —                                  | —                                | —                                 | —                  | —                | —                                       |
| Dwelling units/acre: AHBP Bonus          | —                                  | —                                | —                                 | —                  | —                | —                                       |
| <b>Building Placement and Form</b>       |                                    |                                  |                                   |                    |                  |   |
| Front Setback                            | 100' (40' Conditional use)         | —                                | —                                 | —                  | —                | —                                       |
| Side Street Setback                      | 100' (25' Conditional use)         | —                                | —                                 | —                  | —                | —                                       |
| Side Setback                             | 100'(10' Conditional use)          | —                                | —                                 | —                  | —                | —                                       |
| Rear Setback                             | 100'(20' Conditional use)          | —                                | —                                 | —                  | —                | —                                       |
| <b>Other Building Form Standards</b>     |                                    |                                  |                                   |                    |                  |   |
| Overall Building Width (max.)            | —                                  | —                                | —                                 | —                  | —                | —                                       |
| Building Articulation Standards          | —                                  | —                                | —                                 | —                  | —                | —                                       |
| <b>Height</b>                            |                                    |                                  |                                   |                    |                  |   |
| To Eave/Parapet (max.)                   | —                                  | —                                | —                                 | —                  | —                | —                                       |
| Overall (max.)                           | 60' (35' Conditional use)          | —                                | —                                 | —                  | —                | —                                       |
| Overall: AHBP Bonus                      | —                                  | —                                | —                                 | —                  | —                | —                                       |
| <b>Within 80' of Front Property Line</b> |                                    |                                  |                                   |                    |                  |   |
| To Eave/Parapet (max.)                   | —                                  | —                                | —                                 | —                  | —                | —                                       |
| Overall (max.)                           | —                                  | —                                | —                                 | —                  | —                | —                                       |
| Overall: AHBP Bonus                      | —                                  | —                                | —                                 | —                  | —                | —                                       |
| <b>Beyond 80' of Front Property Line</b> |                                    |                                  |                                   |                    |                  |   |
| To Eave/Parapet (max.)                   | —                                  | —                                | —                                 | —                  | —                | —                                       |
| Overall (max.)                           | —                                  | —                                | —                                 | —                  | —                | —                                       |
| Overall: AHBP Bonus                      | —                                  | —                                | —                                 | —                  | —                | —                                       |
| Accessory Building overall (max.)        | —                                  | —                                | —                                 | —                  | —                | —                                       |
| Accessory Structure overall (max.)       | —                                  | —                                | —                                 | —                  | —                | —                                       |
| <b>Impervious Cover</b>                  |                                    |                                  |                                   |                    |                  |   |
| Impervious Cover                         | 12,500sf or 25%, whichever is less | —                                | —                                 | —                  | —                | —                                       |
| Building Cover                           | 10,000sf or 20%. whichever is less | —                                | —                                 | —                  | —                | —                                       |

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\*Zone has additional form standards

— Standard is not applicable