

**Table Comparing Density Under Current Code vs CodeNEXT Version2 Multi-family**

	Current Zoning						CodeNEXT V2 Zoning											Lot			
	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	RM1A	RM1B				RM2A	RM2B			RM3A	RM4A		RM5A		
							No Building Form	Multiplex: Medium	Multiplex: Large	Rowhouse: house-scale(D)	Courtyard Building	No Building Form	Multiplex: Medium	Multiplex: Large	Rowhouse: house-scale(D)	No Building Form	Rowhouse: Large(F)		Block Form	No Building Form	
<b>Lot</b>																					
Minimum Lot Size	8000	8000	8000	8000	8000	8000	5750	5000	7500	1800	10000	8000	5000	7500	1800	8000	1800	—	8000	Minimum Lot Size	
Minimum Lot Width	50	50	50	50	50	50	50	50	75	18	100	50	50	75	18	50	18	—	50	Minimum Lot Width	
Dwellings per unit (non-ADU)	—	—	—	—	—	—	—	8	12	3	12	18	8	12	3	36	—	—	54	Dwellings per unit (non-ADU)	
• +AHBP (non-ADU)	—	—	—	—	—	—	—	18	24	—	24	45	24	36	—	76	—	—	150	• +AHBP (non-ADU)	
Accessory Dwelling Unit (ADU)	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	Accessory Dwelling Unit (ADU)	
Maximum Total Units per Lot	—	—	—	—	—	—	—	9	13	4	13	19	9	13	4	37	—	—	55	Maximum Total Units per Lot	
• + AHBP Bonus	—	—	—	—	—	—	—	19	25	—	25	46	25	37	—	77	—	—	151	• + AHBP Bonus	
Affordable Housing Bonus	—	—	—	—	—	—	yes	yes	yes	no	yes	yes	yes	yes	no	yes	—	—	yes	Affordable Housing Bonus	
Maximum Units per Acre (code)	17	23	36	36-54	54	—	12	—	—	—	—	18	—	—	—	36	no limit	no limit	54	Maximum Units per Acre (code)	
Maximum Units per Acre +AHBP(code)	—	—	—	—	—	—	18	—	—	—	—	27	—	—	—	76	no limit	no limit	96	Maximum Units per Acre +AHBP	
Calculated Units per acre	17.0	23.0	36.0	36-54	54.0	77.0	—	78.4	75.5	96.8	56.6	—	78.4	75.5	96.8	—	?	?	—	Calculated Units per acre	
• + AHBP Bonus	—	—	—	—	—	—	—	165.5	145.2	—	108.9	—	217.8	214.9	—	—	?	?	—	• + AHBP Bonus	
<b>Residential Uses</b>																					
Accessory Dwelling Unit (ADU)	no	no	no	no	no	no	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	Accessory Dwelling Unit (ADU)	
Duplex (two Family Residential)	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	no	no	no	no	no	no	no	no	Duplex (two Family Residential)	
Single Family	yes	yes	yes	yes	yes	yes	yes	no	no	no	no	no	no	no	no	no	no	no	no	Single Family	
<b>Massing</b>																					
Maximum Building Coverage	45%	50%	55%	60%	60%	70%	40%	50%	50%	50%	50%	50%	50%	50%	50%	60%	60%	60%	70%	Maximum Building Coverage	
Maximum Impervious Cover	55%	60%	65%	70%	70%	80%	55%(C)	60%	60%	60%	60%	60%	60%	60%	60%	70%	70%	70%	80%	Maximum Impervious Cover	
FAR (Floor Area Ratio):1 limit	—	—	0.75	0.75	1	—	—	0.8	0.8	0.8(E)	0.8	—	0.8	0.8	0.8(E)	0.75	0.75	0.75	1	FAR (Floor Area Ratio):1 limit	
• +AHBP Bonus	—	—	—	—	—	—	—	1.6	1.6	—	1.6	—	2	2	—	—	—	—	—	• +AHBP Bonus	
Maximum Height	40	40	40	60	60	90	35	—	—	—	—	40	40	40	40	60	50	50	90	Maximum Height	
• ≤ 80' of front property line	—	—	—	—	—	—	—	45	45	45	45	—	—	—	—	—	—	—	—	• ≤ 80' of front property line	
• > 80' of front property line	—	—	—	—	—	—	—	22	22	22	22	—	—	—	—	—	—	—	—	• > 80' of front property line	
• > 80' of front property line with preservation(G)	—	—	—	—	—	—	—	45	45	45	45	—	—	—	—	—	—	—	—		
• +AHBP Bonus	—	—	—	—	—	—	—	—	—	—	—	55	55	55	—	80	80	—	—	• +AHBP Bonus	
<b>Compatibility Height setbacks(A)</b>																					
• <25'	0	0	0	0	0	0	—	—	—	—	—	18	18	18	18	18	18	18	35	• <25'	
• 25' to 50'	30	30	30	30	30	30	—	—	—	—	—	35	35	35	35	35	35	35	35	• 25' to 50'	
• > 50'	gradient from 40' to 120' up to 540						—	—	—	—	—	40	40	40	40	60	50	50	90	• > 50'	
Accessory Structure Height	—	—	—	—	—	—	30	—	—	—	—	30	28	28	28	30	22	22	30	Accessory Structure Height	
Maximum Building Width	—	—	—	—	—	—	—	100	100	100	100	—	100	100	100	—	—	—	—	Maximum Building Width	
Minimum Setbacks:																					
• Front yard	25	25	25	15	15	15	25	10	10	10	10	25	10	10	10	15	5	5	15	• Front yard	
• Street side yard	15	15	15	15	15	15	15	5	5	5	5	15	5	5	5	15	5	5	15	• Street side yard	
• Interior side yard	5	5	5	5	5	5	5	10	10	10	10	5	10	10	10	5	0	0	5(I)	• Interior side yard	
<b>Compatibility Side Setbacks(B)</b>																					
• for lots ≤ 75'	—	—	—	—	—	—	15	15	15	15	15	15	15	15	15	15	15	15	20	• for lots ≤ 75'	
• for lots > 75'	—	—	—	—	—	—	20	20	20	20	20	20	20	20	20	20	20	20	20	• for lots > 75'	
• Rear yard	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	5	5	10	• Rear yard	
<b>Compatibility Rear Setbacks (B)</b>																					
30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	50	<b>Compatibility Rear Setbacks (B)</b>		
<b>Compatibility Effects</b>																					
Basic Form Controls	—	—	—	—	—	—	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	Basic Form Controls	
Additional Form Controls	—	—	—	—	—	—	yes	yes	yes	yes	yes	no	yes	yes	yes	yes	yes	yes	yes	Additional Form Controls	
Articulations	—	—	—	—	—	—	no	yes	yes	yes	yes	no	yes	yes	yes	yes	yes	yes	yes	Articulations	
Additional Setbacks	—	—	—	—	—	—	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	Additional Setbacks	
Height Stepbacks	—	—	—	—	—	—	no	no	no	no	no	yes	no	no	no	yes	yes	yes	yes	Height Stepbacks	

- (A) Portions of building adjacent to, across an alley from, or across a ROW less than 60' wide from a Residential House-Scale Zone
- (B) Portions of property adjacent to or across < 20' alley from Residential Scale:
- (C) 45% for single family use
- (D) Shall be built in a run with a minimum of 3 and maximum of 5 attached buildings. Entire run shall not exceed 100' in length.
- (E) 0.8 or 2300 -less restrictive shall apply
- (F) Shall be built in a run with a min. of 4 and a max. of 12 attached buildings. Entire run shall not exceed 250' in length.
- (G) Height standards, when primary building is preserved, for accessory dwelling unit and/or additions to primary building.

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