

**5/28/18 Missing Middle Standards Changes (D = Detached from Main structure A = Attached to**

| Standard                         | ADU               |                  | Cottage                             |                                 | Duplex  |                             | Townhouse                                     |                                       | Tri- & Fo                       |
|----------------------------------|-------------------|------------------|-------------------------------------|---------------------------------|---|-----------------------------|---|---------------------------------------|---------------------------------|
|                                  | Now               | Proposed         | Now                                 | Proposed                        | Now   | Proposed                    | Now   | Proposed                              | Now                             |
| Zoning allowed                   | R-4-8<br>R-6-12   | SAME             | R-6-12                              | R-4-8 R-6-12                    | R-6-12  | R-4-8 R-6-12                | R-4-8 R-6-12                                  | SAME                                  | ≤ 600 ft R-6-12                 |
| Owner must live on property?     | Yes               | No               | No                                  | SAME                            | No  | SAME                        | No  | SAME                                  | No                              |
| Minimum lot size (square feet)   | NA                | NA               | R-4-8: 2500<br>R-6-12: 2000         | SAME                            | R-6-12: 7200  | R-4-6: 7200<br>R-6-12: 6000 | R-4-8: 3500<br>R-6-12: 3000                   | R-4-8: 2400<br>R-6-12: 3000           | R-6-12: Tri-:7200<br>Four-:9600 |
| Minimum lot width (ft)           | NA                | NA               | R-4-8: 35'<br>R-6-12: 30'           | SAME                            | 80'   | R-4-8: 45'<br>R-6-12: 40'   | 18'   | SAME                                  | 80'                             |
| Maximum building coverage        | 800 sf            | SAME             | 1 floor: 800 sf<br>2 floors:1600 sf | 1 floor: 1000<br>2 floors: 1200 | R-4-8: ≤.25 acres 45%<br>>.25 acres 40%<br>R-6-12: ≤.25 acres 55%<br>>.25 acres 40% | SAME                        | 60%   | SAME                                  | ≤.25 acres 45% >.25 acres 55%   |
| Off-street parking places        | 1                 | 0                | OSP: 1<br>No OSP: 1.5               | SAME                            | 2   | SAME                        | 2/unit  | SAME                                  | 1.5/unit                        |
| Density bonus?                   | Not counted       | SAME             | 20%                                 | 50%                             | No  | SAME                        | 15%   | SAME                                  | No                              |
| Maximum height (ft)              | 16'               | D: 24'<br>A: 35' | 25'                                 | SAME                            | 35'   | SAME                        | 35'   | SAME                                  | 35'                             |
| Setbacks: front, back, side (ft) | F: 5' B: 5' S: 5' | SAME             | F: 20' B: 10' S: 3'                 | SAME                            | F: 20' B: 20' S: 5'   | SAME                        | F: 20' B: 20' S: 1-2 units: 5' 3-4 units: 10' | F: 20' B: 20' All: S: 5'              | F: 20' B: 20' S: 10'            |
| # of units                       | 1                 | SAME             | 4 - 12                              | SAME                            | 2   | SAME                        | 4/structure                                   | 12/structure. To allowed unit density | 3 to 4                          |

**Key:** You need only look at the green and cyan cells for changes

 = No Change in standard

 = Standard change



| Standard                         | ur- Plex   | Tiny House               |                          | Courtyard Apartments |   | Manufactured Home        |                        | Single-Room occupancy   |                   |
|----------------------------------|--|--------------------------|--------------------------|----------------------|---|--------------------------|------------------------|-------------------------|-------------------|
|                                  | Proposed   | Now                      | Proposed                 | Now                  | Proposed  | Now                      | Proposed               | Now                     | Proposed          |
| Zoning allowed                   | All R-6-12 ≤ 600 ft R-4-8                                  | R-4-8 R-6-12             | SAME                     | Not Defined          | R-4-8: ≤600 ft R-6-12                             | R-4-8 R-6-12             | SAME                   | Downtown and Commercial | R-6-12 and higher |
| Owner must live on property?     | SAME   | No                       | SAME                     | Not Defined          | No  | No                       | SAME                   | No                      | SAME              |
| Minimum lot size (square feet)   | R-4-8: T: 9600 sf F: 13000 sf R-6-12: T: 7200sf F: 9600 sf | R-4-6: 4000 R-6-12: 3500 | R-4-6: 4000 R-6-12: 3500 | Not Defined          | R-4-8T: 17500 R-6-12: 13000 200 sf open space/apt | R-4-8: 4000 R-6-12: 3500 | SAME                   | NA                      | NA                |
| Minimum lot width (ft)           | R-4-8: 45' R-6-12: 40'                                     | R-4-8: 45' R-6-12: 40'   | R-4-8: 45' R-6-12: 40'   | Not Defined          | R-4-8: 45' R-6-12: 40'                            | R-4-8: 45' R-6-12: 40'   | R-4-8: 45' R-6-12: 40' | NA                      | NA                |
| Maximum building coverage        | TBA  | 800 sf                   | 800 sf                   | Not Defined          | ≤.25 acres 45% >.25 acres 55%                     | ≥ 12' x 36'              | None                   | NA                      | NA                |
| Off-street parking places        | SAME   | 2                        | 1                        | Not Defined          | 1   | 2/unit                   | SAME                   | 1                       | SAME              |
| Density bonus?                   | SAME   | No                       | SAME                     | Not Defined          | No  | No                       | SAME                   | No                      | SAME              |
| Maximum height (ft)              | SAME   | 35'                      | SAME                     | Not Defined          | R-4-8: 1-story R-6-12: 2-story                    | 35'                      | SAME                   | NA                      | R-6-12: 2 stories |
| Setbacks: front, back, side (ft) | SAME   | F: 20' B: 20' S: 5'      | SAME                     | Not Defined          | F: 20' B: 20' S: 5'                               | F: 20' B: 20' S: 5'      | SAME                   | NA                      | NA                |
| # of units                       | SAME   | 1                        | 1 (can be ADU)           | Not Defined          | ≤ 12 units  | 1                        | 1 (can now be ADU)     | 1 or many               | SAME              |

 = Previously Undefined