

2/25/18 TBA = To be announced D= Detached from main structure A = Attached to main structure OSP = Off-street Parking

Standard	ADU		Cottage		Duplex		Townhouse		Tri- & Four- Plex	
	Now	Proposed	Now	Proposed	Now	Proposed	Now	Proposed	Now	Proposed
Zoning allowed	R-4-8 R-6-12	R-4-8 R-6-12	R-6-12	R-4-8 R-6-12	R-6-12	R-4-8 R-6-12	R-4-8 R-6-12	R-4-8 R-6-12	≤ 600 ft R-6-12	All R-6-12 ≤ 600 ft R-4-8
Owner must live on property?	Yes	No	No	No	No	No	No	No	No	No
Minimum lot size (square feet)	NA	NA	R-4-8: 2500 R-6-12: 2000	R-4-8: 2500 R-6-12: 2000	R-6-12: 7200	R-4-6: 7200 R-6-12: 6000	R-4-8: 3000 R-6-12: 3500	R-4-8: 3000 R-6-12: 3500	R-6-12: Tri-:7200 Four-:9600	R-4-8: T: 9600 sf F: 13000 sf R-6-12: T: 7200sf F: 9600 sf
Minimum lot width (ft)	NA	NA	R-4-8: 35' R-6-12: 30'	R-4-8: 35' R-6-12: 30'	80'	R-4-8: 45' R-6-12: 40'	18'	18'	80'	R-4-8: 45' R-6-12: 40'
Maximum building coverage	800 sf	800 sf	1 floor: 800 sf 2 floors:1600 sf	1 floor: 1000 2 floors: 1200	≤.25 acres 45% >.25 acres 55%	TBA	60%	60%	≤.25 acres 45% >.25 acres 55%	TBA
Off-street parking places	1	0	OSP: 1 No OSP: 1.5	OSP: 1 No OSP: 1.5	2	2	2/unit	2/unit	1.5/unit	1.5/unit
Density bonus?	Not counted	Not counted	20%	50%	No	No	15%	15%	No	No
Maximum height (ft)	16'	D: 24' A: 35'	25'	25'	35'	35'	35'	35'	35'	35'
Setbacks: front, back, side (ft)	F: 5' B: 5' S: 5'	F: 5' B: 5' S: 5'	F: 20' B: 10' S: 3'	F: 20' B: 10' S: 3'	F: 20' B: 20' S: 5'	F: 20' B: 20' S: 5'	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'	F: 20' B: 20' S:10'
# of units	1	1	4 - 12	4 - 12	2	2	4/structure	To allowed unit density	3 to 4	3 to 4

Standard	Tiny House		Courtyard Apartments		Manufactured Home		Single-Room occupancy	
	Now	Proposed	Now	Proposed	Now	Proposed	Now	Proposed
Zoning allowed	R-4-8 R-6-12	R-4-8 R-6-12	Not Defined	R-4-8: ≤600 ft R-6-12	R-4-8 R-6-12	R-4-8 R-6-12	Downtown and	R-6-12 and higher
Owner must live on property?	No	No	No	No	No	No	No	No
Minimum lot size (square feet)	R-4-6: 4000 R-6-12: 3500	R-4-6: 4000 R-6-12: 3500	Not Defined	TBA	R-4-8: 4000 R-6-12: 3500	R-4-8: 4000 R-6-12: 3500	NA	NA
Minimum lot width (ft)	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	800 sf	800 sf	Not Defined	TBA	≥ 12' x 36'	None	NA	NA
Off-street parking places	2	1	Not Defined	TBA	2/unit	2/unit	1	1
Density bonus?	No	No	No	No	No	No	No	No
Maximum height (ft)	35'	35'	NA	R-4-8: 1-story R-6-12: 2-story	35'	35'	NA	R-6-12: 2 stories
Setbacks: front, back, side (ft)	F: 20' B: 20' S: 5'	F: 20' B: 20' S: 5'	NA	F: 20' B: 20' S: 5'	F: 20' B: 20' S: 5'	F: 20' B: 20' S: 5'	NA	NA
# of units	1	1 (can be ADU)	Not Defined	≤ 12 units	1	1 (can now be ADU)	1 or many	1 or many