

## Comparison of Current and Proposed Development Standards

This table provides a comparison of development standards that apply in the current zones (shaded) and those proposed for the new zones. This table is a summary and does not include all development standards and details (see [Volume 2](#) for details on existing and proposed development standards). The table includes only one column for the RX zone, which is retaining its current name and is not proposed for significant changes (the RX zone is only applied in the Central City and Gateway plan districts, which include development standards that are substantially different than what is shown on this table).

Standard	R3	R2	RM1	R1	RM2	RH	RM3	RM4	RX
Maximum Density/FAR	1 unit per 3,000 sq. ft. of site area	1 unit per 2,000 sq. ft. of site area	FAR of 1 to 1	1 unit per 1,000 sq. ft. of site area	FAR of 1.5 to 1	FAR of 2 to 1 or 4 to 1	FAR of 2 to 1	FAR of 4 to 1	FAR of 4 to 1
Minimum Density	1 unit per 3,750 sq. ft. of site area	1 unit per 2,500 sq. ft. of site area	1 unit per 2,500 sq. ft. of site area	1 unit per 1,450 sq. ft. of site area	1 unit per 1,450 sq. ft. of site area	1 unit per 1,000 sq. ft. of site area	1 unit per 1,000 sq. ft. of site area	1 unit per 1,000 sq. ft. of site area	1 unit per 500 sq. ft. of site area
Maximum Height	35 ft.	40 ft.	35 ft.	45 ft.	45 ft.	65 ft. or 75/100 ft.	65 ft.	75/100 ft.	100 ft.
Step-Down Height (25' from SFR zone)	--	--	35 ft.	--	35 ft.	--	35 ft.	35 ft.	35 ft.
Minimum Front Setback	10 ft.	10 ft.	10 ft.	3 ft.	5/10 ft. <sup>1</sup>	0 ft.	5/10 ft. <sup>1</sup>	0/5 ft. <sup>1</sup>	0 ft.
Minimum Side/Rear Setback <sup>3</sup>	5-14 ft.	5-14 ft.	5 ft.	5-14 ft.	5 ft.	5-14 ft.	5/10 ft. <sup>2</sup>	5/10 ft. <sup>2</sup>	0 ft.
Maximum Building Coverage	45%	50%	50%	60%	60% 70% <sup>4</sup>	85%	85%	85%	100%
Minimum Landscaped Area	35%	30%	30%	20%	20%	15%	15%	15%	none
Required outdoor area per unit	48 sq. ft.	48 sq. ft.	48 sq. ft.	48 sq. ft.	48 sq. ft.	none	36/48 sq. ft. <sup>5</sup>	36/48 sq. ft. <sup>5</sup>	none

<sup>1</sup>The larger setback is the general standard. The smaller setback applies when ground floors are raised 2 feet above sidewalk level (to limit privacy impacts). Exemptions to required front setbacks apply for ground floor commercial uses, courtyard arrangements, and allow setbacks to match those of buildings on adjacent properties.

<sup>2</sup>Side and rear setbacks are 5 feet for buildings up to 55-feet high, and 10 feet for buildings taller than this.

<sup>3</sup>In the Eastern Pattern area, required rear setbacks are equal to 25 percent of the depth of the site.

<sup>4</sup>70% building coverage applies to properties that abut civic or neighborhood corridors.

<sup>5</sup>Required outdoor space is 36 square feet per unit for sites up to 20,000 square feet in total area, and 48 square feet per unit for sites larger than this.