

Neighborhood Conservation, Low Density District (NCL)

In the guide below, you will find a summary of three regulatory documents pertaining to the NCL Zone District in Fort Collins:

- The 1997 Land Use Code, which is what the City currently uses to regulate land use.
- The repealed 2022 code, which City Council had adopted in November of 2022 and repealed in January of 2023.
- The new code changes based on the most recent round of public feedback. These code changes were adopted by City Council on October 17, 2023.

The changes between these three regulatory documents are the results of feedback from thousands of residents of Fort Collins over the course of approximately 5 years. In order to address residents' concerns, changes had been made or are being made in six areas: allowed housing types, what is allowed on lots of different sizes, total square footage of built area on a lot, building height, parking requirements, and Affordable Housing rules and incentives.

In the first section of this guide, you will find a summary of changes in these six areas. In the second section of this guide, you will find a "quiz" that will give you a sense of what currently exists, what had been adopted/repealed, and what is currently being proposed for any property of a given size (lot width and lot area).

Table of Contents

Neighborhood Conservation, Low Density District (NCL) Summary:	2
Allowed housing types:	2
What is allowed on lots of different sizes? How much built area is allowed on lots of different sizes?	5
Building height	9
Parking Requirements	10
Affordable Housing Rules and Incentives	11
Neighborhood Conservation, Low Density District (NCL) Quiz	
How wide is your lot?	13
Neighborhood Conservation, Low Density (NCL), fewer than 40 feet wide	15
Neighborhood Conservation, Low Density (NCL), 40 – 99 feet wide.	51
Neighborhood Conservation, Low Density (NCL), 100 or more feet wide	105



Neighborhood Conservation, Low Density District (NCL) Summary:

Allowed housing types:

Housing type	1997 Land Use Code	Repealed 2022 code	Adopted changes: October 2023		
	Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 25% of the area of the rear 50% of the lot				
Single family detached house	 Allowed on lots exceeding 6,000 ft2 Max floor area proportional to the size of lot; 3 different calculations based on 3 different size-classes of lots. 1 off-street parking required for wider lots. 2 off-street parking spaces required for narrower lots 	 Allowed on lots exceeding 4,500 ft2 Max floor area = 2,400 ft2 1 off-street parking space required for wider lots. 2 off- street parking spaces required for narrower lots. 	 Allowed on lots exceeding 4,500 ft2 Max floor area = 2,400 ft2 1 off-street parking space required for wider lots. 2 off- street parking spaces required for narrower lots. 		
Single family detached house + Accessory dwelling unit	 Allowed on exceptionally large lots (exceeding 12,000 ft2) Max floor area of house same as above. Max floor area of Carriage House (ADU) 1,000 ft2, with a 600-ft2 footprint Off-street parking for house same as above. Off-street parking for Carriage House (ADU) = 1 per bedroom 	 Allowed lots exceeding 4,500 ft2 Max floor area of house = 2,400 ft2. Max floor area of ADU proportional to house, but never exceeds 1,000 ft2 Off-street parking for house same as above. Off-street parking for ADU: none 	 Allowed lots exceeding 4,500 ft2 Max floor area of house = 2,400 ft2. Max floor area of ADU proportional to house, but never exceeds 1,000 ft2 Off-street parking for house same as above. Off-street parking for ADU = 1; tandem parking can count 		



Duplex	Not allowed	 Allowed on lots exceeding 4,500 ft2 Max floor area = 40% of the lot Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4+br = 3 	 Allowed on lots exceeding 4,500 ft2 Max floor area = 40% of the lot Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4+br = 3
Duplex + Accessory dwelling unit	Not allowed	 Allowed on lots exceeding 4,500 ft2 Max floor area = 40% of the lot; Max floor area for ADU proportional to duplex building but never to exceed 1,000 ft2 Off-street parking for duplex by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4+br = 3 Off-street parking for ADU = none 	 Allowed on lots exceeding 6,000 ft2 Max floor area = 40% of the lot; Max floor area for ADU proportional to duplex building but never to exceed 1,000 ft2 Off-street parking for duplex by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4+br = 3 Off-street parking for ADU = 1
Rowhouse, 2-3 units	Not allowed	 Allowed on lots exceeding 4,500 ft2 Max floor area = 40% of the lot Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4+br = 3 	Not allowed
Apartment, triplex	Not allowed	 Allowed on lots exceeding 4,500 ft2 Max floor area = 40% of the lot Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4br = 3 	Must either: - integrate existing structure OR - contain one unit that is deed- restricted as Affordable Housing for 60 years.



Cottage court	Not allowed	- Allowed on lots exceeding	 Allowed on lots exceeding 6,000 ft2 Max floor area = 40% of the lot Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4br = 3 Must either:
		 9,000 ft2 Allowed on lots exceeding 100 feet in width. Max lot are per unit: 1,400 ft2 Min distance between units 10 ft Floor areas 1,200 – 1,500 ft2 on average. Minimum restrictions on size of common court. Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4br = 3 	 - integrate existing structure OR - contain one unit that is deed- restricted as Affordable Housing for 60 years. - Allowed on lots exceeding 9,000 ft2 - Allowed on lots exceeding 100 feet in width. - Explicitly limited to 3 units per lot. Other restrictions still apply: Max lot are per unit: 1,400 ft2 Min distance between units 10 ft Floor areas 1,200 – 1,500 ft2 on average. Minimum restrictions on size of common court. - Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4br = 3



What is allowed on lots of different sizes? How much built area is allowed on lots of different sizes?

Lot size	1997 Land Use Code	Repealed 2022 code	Adopted changes: October 2023		
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 25% of the area of the rear 50% of the lot					
Less than 4,000 ft2	Non-conforming; no additional dwelling units can be added to this lot - Accessory structures (shed, garage, etc.) 600 ft2	Non-conforming; no additional dwelling units could have been added to this lot - Accessory structures (shed, garage, etc.) 600 ft2	Non-conforming; no additional dwelling units will be allowed to be added to this lot - Accessory structures (shed, garage, etc.) 600 ft2		
4,000 to 4,499 ft2	Non-conforming; no additional dwelling units can be added to this lot	Non-conforming; no additional dwelling units could have been added to this lot	Non-conforming; no additional dwelling units will be allowed to be added to this lot		
	- Accessory structures (shed, garage, etc.) 600 ft2	- Accessory structures (shed, garage, etc.) 600 ft2	- Accessory structures (shed, garage, etc.) 600 ft2		
4,500 to 4,999 ft2	Non-conforming; no additional dwelling units can be added to this lot - Accessory structures (shed, garage, etc.) 600 ft2	 Detached house (2,400 ft2) Duplex (40% of lot area) ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2) Rowhouse 2-3 (40% of lot area) Apartment building, 3 max (40% of lot area) 	 Detached house (2,400 ft2) Duplex (40% of lot area) ADU with house but not duplex (proportional to house; never more than 1,000 ft2) Accessory structures (shed, garage, etc.) 600 ft2 No rowhouse, no apartment building 		
		- Accessory structures (shed, garage, etc.) 600 ft2			
5,000 to 5,999 ft2	- Single-family detached house (25% of lot area + 1,000 for all structures in total)	- Detached house (2,400 ft2) - Duplex (40% of lot area)	- Detached house (2,400 ft2) - Duplex (40% of lot area)		



	 The above calculations include any accessory structures (up to 600ft2 each) Accessory structures (shed, garage, etc.) 600 ft2 	 ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2) Rowhouse 2-3 (40% of lot area) Apartment building, 3 max (40% of lot area) Accessory structures (shed, garage, etc.) 600 ft2 	 ADU with house but not duplex (proportional to house; never more than 1,000 ft2) Accessory structures (shed, garage, etc.) 600 ft2 No rowhouse, no apartment building
6,000 to 8,999 ft2	 Single-family detached house (25% of lot area + 1,000 for all structures in total) The above calculations include any accessory structures (up to 600 ft2 each) Accessory structures (shed, garage, etc.) 600 ft2 	 Detached house (2,400 ft2) Duplex (40% of lot area) ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2) Rowhouse 2-3 units (40% of lot area) Apartment building, up to 3 units max (40% of lot area) Accessory structures (shed, garage, etc.) 600 ft2 	 Detached house (2,400 ft2) Duplex (40% of lot area) ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2) Apartment building, 3 units (40% of lot area) (Must integrate existing structure OR provide one unit as deed- restricted Affordable Housing for at least 60 years) Accessory structures (shed, garage, etc.) 600 ft2 No Rowhouse
9,000 to 9,999 ft2; less than 100 ft wide	 Single-family detached house (25% of lot area + 1,000 for all structures in total) The above calculations include any accessory structures (up to 600 ft2 each) Accessory structures (shed, garage, etc.) 600 ft2 	 Detached house (2,400 ft2) Duplex (40% of lot area) ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2) Rowhouse 2-3 units (40% of lot area) Apartment building, up to 3 units max (40% of lot area) Accessory structures (shed, garage, etc.) 600 ft2 	 Detached house (2,400 ft2) Duplex (40% of lot area) ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2) Apartment building, 3 units (40% of lot area) (Must integrate existing structure OR provide one unit as deed- restricted Affordable Housing for at least 60 years) Accessory structures (shed, garage, etc.) 600 ft2



9,000 to 9,999 ft2; 100 ft wide or wider	 Single-family detached house (25% of lot area + 1,000 for all structures in total) The above calculations include any accessory structures (up to 600 ft2 each) Accessory structures (shed, garage, etc.) 600 ft2 	 Detached house (2,400 ft2) Duplex (40% of lot area) ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2) Rowhouse 2-3 units (40% of lot area) Apartment building, up to 3 units max (40% of lot area) Cottage court, as many units as can fit, given regulatory limits Accessory structures (shed, garage, etc.) 600 ft2 	 No Rowhouse Detached house (2,400 ft2) Duplex (40% of lot area) ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2) Apartment building, 3 units (40% of lot area) (Must integrate existing structure OR provide one unit as deed- restricted Affordable Housing for at least 60 years) Cottage court (explicitly limited to 3 units, max) (Must provide one unit as deed- restricted Affordable Housing for at least 60 years) Accessory structures (shed, garage, etc.) 600 ft2 No Rowhouse
10,000 to 11,999 ft2; less than 100 ft wide	 Single-family detached house (30% of lot area for all structures in total) The above calculations include any accessory structures (up to 600 ft2 each) Accessory structures (shed, garage, etc.) 600 ft2 	 Detached house (2,400 ft2) Duplex (40% of lot area) ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2) Rowhouse 2-3 units (40% of lot area) Apartment building, up to 3 units max (40% of lot area) Accessory structures (shed, garage, etc.) 600 ft2 	 Detached house (2,400 ft2) Duplex (40% of lot area) ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2) Apartment building, 3 units (40% of lot area) (Must integrate existing structure OR provide one unit as deed- restricted Affordable Housing for at least 60 years) Accessory structures (shed, garage, etc.) 600 ft2 No Rowhouse



	1		
10,000 to 11,999 ft2; 100 ft wide or wider	 Single-family detached house (30% of lot area for all structures in total) The above calculations include any accessory structures (up to 600 ft2 each) Accessory structures (shed, garage, etc.) 600 ft2 	 Detached house (2,400 ft2) Duplex (40% of lot area) ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2) Rowhouse 2-3 units (40% of lot area) Apartment building, up to 3 units max (40% of lot area) Cottage court, as many units as can fit, given regulatory limits Accessory structures (shed, garage, etc.) 600 ft2 	 Detached house (2,400 ft2) Duplex (40% of lot area) ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2) Apartment building, 3 units (40% of lot area) (Must integrate existing structure OR provide one unit as deed- restricted Affordable Housing for at least 60 years) Cottage court (explicitly limited to 3 units, max) (Must provide one unit as deed- restricted Affordable Housing for at least 60 years) Accessory structures (shed, garage, etc.) 600 ft2 No Rowhouse
12,000 ft2 or larger; less than 100 ft wide	 Single-family detached house (30% of lot area for all structures in total) The above calculations include any accessory structures and Carriage house Carriage house (ADU) (up to 1,000 ft2 with up to 600 ft2 footprint) Accessory structures (shed, garage, etc.) 600 ft2 	 Detached house (2,400 ft2) Duplex (40% of lot area) ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2) Rowhouse 2-3 units (40% of lot area) Apartment building, up to 3 units max (40% of lot area) Accessory structures (shed, garage, etc.) 600 ft2 	 Detached house (2,400 ft2) Duplex (40% of lot area) ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2) Apartment building, 3 units (40% of lot area) (Must integrate existing structure OR provide one unit as deed- restricted Affordable Housing for at least 60 years) Accessory structures (shed, garage, etc.) 600 ft2 No Rowhouse



10,000 ft2 or larger; 100 ft wide or wider	 Single-family detached house (30% of lot area for all structures in total) The above calculations include any accessory structures (up to 600 ft2 each) Carriage house (ADU) (up to 1,000 ft2 with up to 600 ft2 footprint) Accessory structures (shed, garage, etc.) 600 ft2 	 Detached house (2,400 ft2) Duplex (40% of lot area) ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2) Rowhouse 2-3 units (40% of lot area) Apartment building, up to 3 units max (40% of lot area) Cottage court, as many units as can fit, given regulatory limits Accessory structures (shed, garage, etc.) 600 ft2 	 Detached house (2,400 ft2) Duplex (40% of lot area) ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2) Apartment building, 3 units (40% of lot area) (Must integrate existing structure OR provide one unit as deed- restricted Affordable Housing for at least 60 years) Cottage court (explicitly limited to 3 units, max) (Must provide one unit as deed- restricted Affordable Housing for at least 60 years) Accessory structures (shed, garage, etc.) 600 ft2 No Rowhouse
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 25% of the area of the rear 50% of the lot			

Building height

Building type	1997 Land Use Code	Repealed 2022 code	Adopted changes: October 2023		
Note: Solar setba	Note: Solar setbacks apply, would have applied, or are proposed to continue to apply under all versions of the code.				
Wall height x side yard	Wall height x side yard step backs (for upper stories) apply, would have applied, or are proposed to continue to apply under all				
versions of the code.					



Primary structure (house, duplex, triplex, apartment building, rowhouse, as applicable)	2 stories	2 stories	28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.
Cottage court primary structures (cottages)	NA	32 feet / 2.5 stories	32 feet / 2.5 stories
Carriage house / Accessory dwelling unit (as applicable)	Roof: 24 feet Eave: 13 feet	Roof: 24 feet Wall: 13 feet	Roof: 28* feet, or the height of the primary structure, whichever is lower Wall: 13 feet *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.
Accessory building with habitable space	Roof: 24 feet Eave: 13 feet	See accessory buildings, below	See accessory buildings, below
Accessory buildings (shed, garage, etc.	Roof: 20 feet Eave: 13 feet	Roof: 20 feet Wall: 13 feet	Roof: 20 feet, or the height of the primary structure, whichever is lower Wall: 13 feet

Parking Requirements

	1997 Land	I Use Code	Repealed 2022 code		Adopted change	es: October 2023
	Standard	Affordable Housing	Standard	Affordable Housing	Standard	Affordable Housing
House, lot < 40 feet wide	2 spaces	2 spaces	2 spaces	2 spaces	2 spaces	2 spaces
House, lot > 40 feet wide	1 space	1 space	1 space	1 space	1 space	1 space



Carriage house/ ADU	1 space per bedroom	1 space per bedroom	0 spaces	0 spaces	1 space	1 space
Cottage court	NA	NA	PER UNIT	PER UNIT	PER UNIT	PER UNIT
-			1 or less br: 1	1 or less br: 1	1 or less br: 1	1 or less br: 1
			2 bedrooms: 1.5	2 bedrooms: 1.5	2 bedrooms: 1.5	2 bedrooms: 1.5
			3 bedrooms: 2	3 bedrooms: 2	3 bedrooms: 2	3 bedrooms: 2
			4+ bedrooms:	4+ bedrooms:	4+ bedrooms:	4+ bedrooms:
			2.5	2.5	2.5	2.5
Duplex, multi-	PER UNIT	PER UNIT	PER UNIT	PER UNIT	PER UNIT	ONLY APPLIES
unit	1 or less br: 1.5	1 or less br: 1.5	1 or less br: 1	1 or less br: .75	1 or less br: 1	TO 7+ UNIT
	2 bedrooms:	2 bedrooms:	2 bedrooms: 1.5	2 bedrooms:	2 bedrooms: 1.5	PROJECTS.
	1.75	1.75	3 bedrooms: 2	1.75	3 bedrooms: 2	WOULD NOT
	3 bedrooms: 2	3 bedrooms: 2	4+ bedrooms: 3	3 bedrooms: 2	4+ bedrooms: 3	APPLY IN NCL
	4+ bedrooms: 3	4+ bedrooms: 3		4+ bedrooms: 3		1 or less br: .75
						2 bedrooms:
						1.75
						3 bedrooms: 2
						4+ bedrooms: 3

Affordable Housing Rules and Incentives

	1997 Land Use Code	Repealed 2022	code	Adopted chang 2023	jes: October
Housing density incentives	None	- Apartment buildings, 3 units on lots larger than 4,500 ft2 - Rowhouses, 3 units on lots larger than 4,500 ft2		lots larger than - Cottage Court,	3 units on lots 0 ft2 and at least
Reduced off-street parking requirements incentives for	none	STANDARD 1 or less br: 1	AFFORDABLE HOUSING 1 or less br: .75	STANDARD 1 or less br: 1	AFFORDABLE HOUSING* 1 or less br: .75



duplex and multi-unit buildings		2 bedrooms: 1.5	2 bedrooms: 1.75	2 bedrooms: 1.5	2 bedrooms: 1.75
		3 bedrooms: 2 4+ bedrooms: 3	3 bedrooms: 2 4+ bedrooms: 2.5	3 bedrooms: 2 4+ bedrooms: 3	3 bedrooms: 2 4+ bedrooms: 2.5
		5	2.0		*Would only apply to projects with at least 7 units/ NONE IN THE NCM ZONE
Projects that qualify as Affordable Housing	At least 10% of dwelling units in the area to be developed are deed- restricted as being reserved for individuals as follows for at least 20 years:	At least 10% of dwelling units in the area to be developed are deed-restricted as being reserved for individuals as follows for at least 99 years:		At least 10% of the area to be d deed-restricted a reserved for indi follows for at lea	eveloped are as being ividuals as
	Sale: Individuals earning 60% or less of Area Median Income Lease: Individuals earning 60% or less of Area Median Income	Sale: Individuals earning 100% or less of Area Median Income Lease: Individuals earning 80% or less of Area Median Income		Sale: Individuals or less of Area M Lease: Individua or less of Area M	Aedian Income Ils earning 80%
Term of affordability	20 years	99 years		60 years	



Neighborhood Conservation, Low Density District (NCL) Quiz

How wide is your lot?

Find out here: https://gisweb.fcgov.com/HTML5Viewer/Index.html?viewer=FCMaps

 Search for your address: Select the "Tasks" tab at the top of the page. Select "Search By Address." Type your address in the box marked "Street." Click the "Search" button.

Fort Collin	ns FCMap	5		
Basic Tools	Tasks Map	Tools		
Liquor License Tool	Search By Address Custor	Search By Owner	Search By Parcel Number	
Enter a street addr	s Search - Parc ress in Fort Collins, e used to discover mp Greene St)	со.	× < en Echo + -	Eggers Lacims Box Prairie

2. Measure your approximate lot width.

Select the "Tools" tab at the top of the page.

Select the "Line" tool.

Measure across the front of your lot where it meets the street. For wedge-shaped or unusual shaped lots, measure across the front of your lot, 15 feet interior to where it meets the street (often this is flush with the front of the building).



 $\frac{My \text{ lot is fewer than 40 feet wide.}}{My \text{ lot is 40} - 99 \text{ feet wide.}}$ $\frac{My \text{ lot is 100 or more feet wide.}}{My \text{ lot is 100 or more feet wide.}}$



Neighborhood Conservation, Low Density (NCL), fewer than 40 feet wide.



How big is your lot? Find out here: https://www.larimer.gov/assessor/search#/property/

- Less than 4,500 square feet
- Between 4,500 square feet and 4,999 square feet
- Between 5,000 and 5,999 square feet
- Between 6,000 square feet and 8,999 square feet
- Between 9,000 square feet and 9,999 square feet
- Between 10,000 and 11,999 square feet
- <u>12,000 square feet or larger</u>



Neighborhood Conservation, Low Density (NCL), less than 40 feet wide, less than 4,500 square feet *This document was created in July 2023.

*Every property in the city is unique. This information is meant to provide a general idea of what could potentially be built on a property or in a neighborhood and is not meant to replace or replicate a development review process conducted by City staff.

Properties that fall under this classification are currently not in conformity with the City's Land Use Code.

What does it mean to be in "non-conformity" with code? Property owners do not need to take any additional steps to bring their property into code. The change doesn't affect the existing building – it only prevents any additions from being made to the existing structure.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: A 25% expansion for up to 40% of the lot area For a new house: No new house can be built on this property	2 stories	1 parking space
	Repealed 2022 code	*This lot is non- conforming. The minimum lot size in the NCL Zone District would have been 4,500 square	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet ² .Each	2 stories	1 parking space



		feet. The minimum lot width in the NCL Zone District is 40 feet.	accessory building may be up to 600 ft2. For a new house: No new house could have been built on this property.		
	Adopted changes: October 2023	*This lot is non- conforming. The minimum lot size in the NCL Zone District is proposed to be 4,500 square feet. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet ² .Each accessory building may be up to 600 ft2. For a new house: No new house will be allowed to be built on this property.	28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
Single-family detached house + garage	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building may be up to 600 ft ²	House: 2 stories Garage: 1.5 stories	1 parking space



		For a new house: no new structures can be built on this property.		
Repealed 2022 code	*This lot is non- conforming. The minimum lot size in the NCL Zone District would have been 4,500 square feet. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space
Adopted changes: October 2023	*This lot is non- conforming. The minimum lot size in the NCL Zone District is proposed to be 4,500 square feet. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building may be up to 600 ft ² For a new house: no new structures can be built on this property.	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space



	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: All structures in total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2. For a new house:	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
Single family			No new house will be allowed to be built on this property.		
Single-family detached house + garage + shed	Repealed 2022 code	*This lot is non- conforming. The minimum lot size in the NCL Zone District would have been 4,500 square feet. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
			For a new house: no new structures can be built on this property.		
	Adopted changes: October 2023	*This lot is non- conforming. The minimum lot size in the NCL Zone	For an existing house: House: A 25% expansion of	House: 28 feet* *may exceed 28' in some cases by the	1 parking space



District is proposed to be 4,500 square feet. The minimum lot width in the NCL Zone District is 40 feet.	existing floor area, up to 2,400 feet ^{2.} Each accessory building may be up to 600 ft ²	height required to raise the building to comply with floodplain regulations.	
	For a new house: no new structure would have been allowed to be built on this property.	All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	



Neighborhood Conservation, Low Density (NCL), less than 40 feet wide, between 4,500 and 4,999 square feet *This document was created in July 2023.

*Every property in the city is unique. This information is meant to provide a general idea of what could potentially be built on a property or in a neighborhood and is not meant to replace or replicate a development review process conducted by City staff.

Properties that fall under this classification are currently not in conformity with the City's Land Use Code.

What does it mean to be in "non-conformity" with code? Property owners do not need to take any additional steps to bring their property into code. The change doesn't affect the existing building – it only prevents any additions from being made to the existing structure.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: A 25% expansion, for up to 40% of the lot area in total ft2 For a new house: No new house can be built on this property	2 stories	1 parking space
	Repealed 2022 code	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: A 25% expansion of existing floor area, up to 2,400	2 stories	1 parking space



			feet ² Each accessory building may be up to 600 ft2. For a new house: No new house could have been built on this property.		
	Adopted changes: October 2023	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet ² .Each accessory building may be up to 600 ft2. For a new house: No new house will be allowed to be built on this	28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
Single-family detached house + garage	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet. The minimum lot width in the NCL Zone District is 40 feet.	property. For an existing house: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building may be up to 600 ft ²	House: 2 stories Garage: 1.5 stories	1 parking space



		For a new house: no new structures can be built on this property.		
Repealed 2022 code	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space
Adopted changes: October 2023	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space



Single-family detached house + garage + shed	1997 LUC Repealed 2022 code	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet. The minimum lot width in the NCL Zone District is 40 feet. *This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: All structures, in total: A 25% expansion, for up to 40% in total. Each accessory building may be up to 600 ft ² For a new house: no new structures can be built on this property. For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet ² Each accessory building may be up to 600 ft ² For a new house: no new structure would have been	House: 2 stories All accessory buildings: 1.5 stories House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes:	*This lot is non-	allowed to be built on this property.	House: 28 feet*	1 parking space
	Adopted changes: October 2023	in the NCL Zone District is 40 feet.	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet ^{2.} Each accessory	*may exceed 28' in some cases by the height required to raise the building to comply with	1 parking space



0,1	odplain gulations.
no new structure bui would have been - B allowed to be built or a on this property. prin wh	accessory ildings: Building: 20 feet, as tall as the mary building, hichever is less Vall: 13 feet



Neighborhood Conservation, Low Density (NCL), less than 40 feet wide, between 5,000 and 5,999 square feet *This document was created in July 2023.

*Every property in the city is unique. This information is meant to provide a general idea of what could potentially be built on a property or in a neighborhood and is not meant to replace or replicate a development review process conducted by City staff.

Properties that fall under this classification are currently not in conformity with the City's Land Use Code.

What does it mean to be in "non-conformity" with code? Property owners do not need to take any additional steps to bring their property into code. The change doesn't affect the existing building – it only prevents any additions from being made to the existing structure.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: A 25% expansion for up to 20% of the lot area + 1,000 ft2 For a new house: No new house can be built on this property	2 stories	1 parking space
	Repealed 2022 code	*This lot is non- conforming. The minimum lot width	For an existing house: A 25% expansion of	2 stories	1 parking space



		in the NCL Zone District is 40 feet.	existing floor area, up to 2,400 feet ² Each accessory building may be up to 600 ft2. For a new house: No new house could have been built on this property.		
	Adopted changes: October 2023	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet ² .Each accessory building may be up to 600 ft2. For a new house: No new house will be allowed to be built on this property.	28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
Single-family detached house + garage	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: All structures, in total: A 25% expansion, for up to 40% + 1,000 ft2 of the lot area in total. Each accessory building	House: 2 stories Garage: 1.5 stories	1 parking space



			may be up to 600 ft²		
			For a new house:		
			no new structures		
			can be built on this		
	_		property.		
	Repealed 2022 code	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: House: A 25% expansion of existing floor area,	House: 2 stories Garage: Building height – 20 feet.	1 parking space
			up to 2,400 feet ^{2.} Each accessory building may be up to 600 ft ²	Wall height – 13 feet	
			For a new house:		
			no new structure		
			would have been		
			allowed to be built		
_	Adapted changes	*This lat is non	on this property.	Lloup or 20 foot*	1 parting apage
	Adopted changes: October 2023	*This lot is non- conforming. The	For an existing house:	House: 28 feet*	1 parking space
		minimum lot width	House: A 25%	*may exceed 28' in	
		in the NCL Zone	expansion of	some cases by the	
		District is 40 feet.	existing floor area,	height required to	
			up to 2,400 feet ^{2.}	raise the building	
			Each accessory	to comply with	
			building may be up to 600 ft ²	floodplain regulations.	
			For a new house: no new structure	Garage: - Building: 20 feet,	
			would have been	or as tall as the	



			allowed to be built on this property.	primary building, whichever is less - Wall: 13 feet	
Single-family	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: All structures, in total: A 25% expansion, for up to 40% + 1,000 ft2 of the lot area in total. Each accessory building may be up to 600 ft ² For a new house: no new structures can be built on this property.	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
detached house + garage + shed	Repealed 2022 code	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet ² Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes: October 2023	*This lot is non- conforming. The	For an existing house:	House: 28 feet*	1 parking space



minimum lot width in the NCL Zone District is 40 feet.	House: A 25% expansion of existing floor area, up to 2,400 feet ^{2.} Each accessory building may be up to 600 ft ²	*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	
	For a new house: no new structure would have been allowed to be built on this property.	All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	



Neighborhood Conservation, Low Density (NCL), less than 40 feet wide, between 6,000 and 8,999 square feet *This document was created in July 2023.

*Every property in the city is unique. This information is meant to provide a general idea of what could potentially be built on a property or in a neighborhood and is not meant to replace or replicate a development review process conducted by City staff.

Properties that fall under this classification are currently not in conformity with the City's Land Use Code.

What does it mean to be in "non-conformity" with code? Property owners do not need to take any additional steps to bring their property into code. The change doesn't affect the existing building – it only prevents any additions from being made to the existing structure.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	1997 LUC	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: A 25% expansion for up to 20% of the lot area + 1,000 ft2 For a new house: No new house can be built on this property	2 stories	1 parking space
	Repealed 2022 code	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet ² Each accessory building	2 stories	1 parking space



			may be up to 600 ft2. For a new house: No new house could have been built on this property.		
	Adopted changes: October 2023	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet ² .Each accessory building may be up to 600 ft2. For a new house:	28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
			No new house will be allowed to be built on this property.		
Single-family detached house + garage	1997 LUC	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: All structures, in total: A 25% expansion, for up to 40% + 1,000 ft2 of the lot area in total. Each accessory building may be up to 600 ft ²	House: 2 stories Garage: 1.5 stories	1 parking space



		For a new house: no new structures can be built on this property.		
Repealed 2022 code	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space
Adopted changes: October 2023	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	on this property. For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space



	1997 LUC	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: All structures, in total: A 25% expansion, for up to 40% + 1,000 ft2 of the lot area in total. Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
			For a new house: no new structures can be built on this property.		
Single-family detached house + garage + shed	Repealed 2022 code	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet ² Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes: October 2023	*This lot is non- conforming. The	For an existing house:	House: 28 feet*	1 parking space
		minimum lot width in the NCL Zone District is 40 feet.	House: A 25% expansion of existing floor area,	*may exceed 28' in some cases by the height required to	



up to 2,400 feet2.raise the buildingEach accessoryto comply withbuilding may be upfloodplainto 600 ft2regulations.
For a new house: no new structure would have been allowed to be built on this property. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet



Neighborhood Conservation, Low Density (NCL), less than 40 feet wide, between 9,000 and 9,999 square feet *This document was created in July 2023.

*Every property in the city is unique. This information is meant to provide a general idea of what could potentially be built on a property or in a neighborhood and is not meant to replace or replicate a development review process conducted by City staff.

Properties that fall under this classification are currently not in conformity with the City's Land Use Code.

What does it mean to be in "non-conformity" with code? Property owners do not need to take any additional steps to bring their property into code. The change doesn't affect the existing building – it only prevents any additions from being made to the existing structure.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	1997 LUC	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: A 25% expansion for up to 20% of the lot area + 1,000 ft2 For a new house: No new house can be built on this property	2 stories	1 parking space
	Repealed 2022 code	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: A 25% expansion of existing floor area, up to 2,400	2 stories	1 parking space


			feet ² Each accessory building may be up to 600 ft2. For a new house: No new house could have been built on this property.		
	Adopted changes: October 2023	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet ² .Each accessory building may be up to 600 ft2. For a new house: No new house will be allowed to be	28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
			built on this property.		
Single-family detached house + garage	1997 LUC	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: All structures, in total: A 25% expansion, for up to 40% + 1,000 ft2 of the lot area in total. Each accessory building may be up to 600 ft ²	House: 2 stories Garage: 1.5 stories	1 parking space



		For a new house: no new structures can be built on this property.		
Repealed 2022 code	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet ² Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space
Adopted changes: October 2023	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet ² Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space



	1997 LUC	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: All structures, in total: A 25% expansion, for up to 40% + 1,000 ft2 of the lot area in total. Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
			For a new house: no new structures can be built on this property.		
Single-family detached house + garage + shed	Repealed 2022 code	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes: October 2023	*This lot is non- conforming. The	For an existing house:	House: 28 feet*	1 parking space
		minimum lot width in the NCL Zone District is 40 feet.	House: A 25% expansion of existing floor area,	*may exceed 28' in some cases by the height required to	



up to 2,400 feet2.raise the buildingEach accessoryto comply withbuilding may be upfloodplainto 600 ft2regulations.
For a new house: no new structure would have been allowed to be built on this property. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet



Neighborhood Conservation, Low Density (NCL), less than 40 feet wide, between 10,000 and 11,999 square feet *This document was created in July 2023.

*Every property in the city is unique. This information is meant to provide a general idea of what could potentially be built on a property or in a neighborhood and is not meant to replace or replicate a development review process conducted by City staff.

Properties that fall under this classification are currently not in conformity with the City's Land Use Code.

What does it mean to be in "non-conformity" with code? Property owners do not need to take any additional steps to bring their property into code. The change doesn't affect the existing building – it only prevents any additions from being made to the existing structure.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Cinela familu	1997 LUC	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: A 25% expansion for up to 40% of the lot area	2 stories	1 parking space
Single-family detached house			For a new house: No new house can be built on this property		
	Repealed 2022 code	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet ² .Each	2 stories	1 parking space



			accessory building may be up to 600 ft2. For a new house: No new house could have been built on this property.		
	Adopted changes: October 2023	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet ² .Each accessory building may be up to 600 ft2. For a new house:	28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
			No new house will be allowed to be built on this property.		
Single-family detached house + garage	1997 LUC	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building may be up to 600 ft ²	House: 2 stories Garage: 1.5 stories	1 parking space



			For a new house: no new structures can be built on this property.		
	Repealed 2022 code	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet ² Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes: October 2023	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	on this property. For an existing house: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building may be up to 600 ft ² For a new house: no new structures can be built on this property.	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space



Cincile family	1997 LUC	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: All structures in total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2. For a new house: No new house will be allowed to be built on this property.	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
Single-family detached house + garage + shed	Repealed 2022 code	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building may be up to 600 ft ² For a new house: no new structures can be built on this property.	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes: October 2023	*This lot is non- conforming. The minimum lot width	For an existing house: House: A 25% expansion of	House: 28 feet* *may exceed 28' in some cases by the	1 parking space



in the NCL Zone District is 40 feet.	existing floor area, up to 2,400 feet ^{2.} Each accessory building may be up to 600 ft ²	height required to raise the building to comply with floodplain regulations.	
	For a new house: no new structure would have been allowed to be built on this property.	All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	



Neighborhood Conservation, Low Density (NCL), less than 40 feet wide, 12,000 square feet or larger *This document was created in July 2023.

*Every property in the city is unique. This information is meant to provide a general idea of what could potentially be built on a property or in a neighborhood and is not meant to replace or replicate a development review process conducted by City staff.

Properties that fall under this classification are currently not in conformity with the City's Land Use Code.

What does it mean to be in "non-conformity" with code? Property owners do not need to take any additional steps to bring their property into code. The change doesn't affect the existing building – it only prevents any additions from being made to the existing structure.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	1997 LUC	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: A 25% expansion for up to 40% of the lot area For a new house: No new house can be built on this property	2 stories	1 parking space
	Repealed 2022 code	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet ² .Each	2 stories	1 parking space



			accessory building may be up to 600 ft2. For a new house: No new house could have been built on this property.		
	Adopted changes: October 2023	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet ² Each accessory building may be up to 600 ft2. For a new house: No new house will be allowed to be	28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
			built on this property.		
Single-family detached house + garage	1997 LUC	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building may be up to 600 ft ²	House: 2 stories Garage: 1.5 stories	1 parking space



		For a new house: no new structures can be built on this property.		
Repealed 2022 code	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space
Adopted changes: October 2023	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building may be up to 600 ft ² For a new house: no new structures can be built on this property.	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space



Cincile family	1997 LUC	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: All structures in total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2. For a new house: No new house will be allowed to be built on this property.	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
Single-family detached house + garage + shed	Repealed 2022 code	*This lot is non- conforming. The minimum lot width in the NCL Zone District is 40 feet.	For an existing house: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building may be up to 600 ft ² For a new house: no new structures can be built on this property.	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes: October 2023	*This lot is non- conforming. The minimum lot width	For an existing house: House: A 25% expansion of	House: 28 feet* *may exceed 28' in some cases by the	1 parking space



in the NCL Zone District is 40 feet.	existing floor area, up to 2,400 feet ^{2.} Each accessory building may be up to 600 ft ²	height required to raise the building to comply with floodplain regulations.	
	For a new house: no new structure would have been allowed to be built on this property.	All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	



Neighborhood Conservation, Low Density (NCL), 40 – 99 feet wide.



How big is your lot? Find out here: https://www.larimer.gov/assessor/search#/property/

Less than 4,500 square feet

Between 4,500 square feet and 4,999 square feet

Between 5,000 square feet and 5,999 square feet

Between 6,000 square feet and 8,999 square feet

Between 9,000 square feet and 9,999 square feet

Between 10,000 square feet and 11,999 square feet

12,000 square feet or larger



Neighborhood Conservation, Low Density (NCL), 40 – 99 feet wide, less than 4,500 square feet *This document was created in July 2023.

*Every property in the city is unique. This information is meant to provide a general idea of what could potentially be built on a property or in a neighborhood and is not meant to replace or replicate a development review process conducted by City staff.

Properties that fall under this classification are currently not in conformity with the City's Land Use Code.

What does it mean to be in "non-conformity" with code? Property owners do not need to take any additional steps to bring their property into code. The change doesn't affect the existing building – it only prevents any additions from being made to the existing structure.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet.	For an existing house: A 25% expansion for up to 40% of the lot area For a new house: No new house can be built on this property	2 stories	1 parking space
	Repealed 2022 code	*This lot is non- conforming. The minimum lot size in the NCL Zone District would have	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet ² .Each	2 stories	1 parking space



		been 4,500 square feet.	accessory building may be up to 600 ft2. For a new house: No new house could have been built on this property.		
	Adopted changes: October 2023	*This lot is non- conforming. The minimum lot size in the NCL Zone District is proposed to be 4,500 square feet.	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet ² .Each accessory building may be up to 600 ft2. For a new house:	28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
			No new house will be allowed to be built on this property.		
Single-family detached house + garage	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet.	For an existing house: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building may be up to 600 ft ²	House: 2 stories Garage: 1.5 stories	1 parking space



		For a new house: no new structures can be built on this property.		
Repealed 2022 code	*This lot is non- conforming. The minimum lot size in the NCL Zone District would have been 4,500 square feet.	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space
Adopted changes: October 2023	*This lot is non- conforming. The minimum lot size in the NCL Zone District is proposed to be 4,500 square feet.	on this property. For an existing house: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building may be up to 600 ft ² For a new house: no new structures can be built on this property.	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space



	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet.	For an existing house: All structures in total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2.	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
Cincle femily			For a new house: No new house will be allowed to be built on this property.		
Single-family detached house + garage + shed	Repealed 2022 code	*This lot is non- conforming. The minimum lot size in the NCL Zone District would have been 4,500 square feet.	For an existing house: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
			For a new house: no new structures can be built on this property.		
	Adopted changes: October 2023	*This lot is non- conforming. The minimum lot size in the NCL Zone	For an existing house: House: A 25% expansion of	House: 28 feet* *may exceed 28' in some cases by the	1 parking space



District is proposed to be 4,500 square feet.	existing floor area, up to 2,400 feet ^{2.} Each accessory building may be up to 600 ft ²	height required to raise the building to comply with floodplain regulations.	
	For a new house: no new structure would have been allowed to be built on this property.	All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	



Neighborhood Conservation, Low Density (NCL), 40 – 99 feet wide, between 4,500 square feet and 4,999 square feet

*This document was created in July 2023.

*Every property in the city is unique. This information is meant to provide a general idea of what could potentially be built on a property or in a neighborhood and is not meant to replace or replicate a development review process conducted by City staff.

Properties that fall under this classification are currently not in conformity with the City's Land Use Code.

What does it mean to be in "non-conformity" with code? Property owners do not need to take any additional steps to bring their property into code. The change doesn't affect the existing building – it only prevents any additions from being made to the existing structure.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
				o apply in all version	
The allowa	ble floor area on the r	ear half of a lot shall n	not exceed 25% of the	area of the rear 50%	of the lot
Single-family detached house	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet.	For an existing house: A 25% expansion for up to 40% of the lot area For a new house: No new house can be built on this property	2 stories	1 parking space
	Repealed 2022 code		2,400 ft2	House: 2 stories	1 parking space



	Adopted changes: October 2023		2,400 ft2	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
Single-family detached house + garage	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet.	For an existing house: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building may be up to 600 ft ² For a new house: no new structures can be built on this property.	House: 2 stories Garage: 1.5 stories	1 parking space
	Repealed 2022 code		House: 2,400 ft2 Each accessory building: 600 ft2	House: 2 stories Accessory buildings: Building height – 20 ft. Wall height – 13 feet	1 parking space
	Adopted changes: October 2023		House: 2,400 ft2 Each accessory building: 600 ft2	House: 28 feet* *may exceed 28' in some cases by the	1 parking space



				height required to raise the building to comply with floodplain regulations. Accessory buildings: Building height – 20 ft, or height of primary structure (house), whichever is lower. Wall height – 13 feet	
Single-family detached house + garage + shed	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet.	For an existing house: All structures in total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2. For a new house: No new house will be allowed to be built on this property.	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
	Repealed 2022 code		House: 2,400 ft2 Each accessory building: 600 ft2	House: 2 stories Accessory buildings: Building height – 20 feet.	1 parking space



				Wall height – 13 feet	
	Adopted changes: October 2023		House: 2,400 ft2	House: 28 feet*	1 parking space
			All accessory buildings: 600 ft2	*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	
				Accessory buildings: Building height – 20 feet, or height of primary structure (house), whichever is lower. Wall height – 13 feet	
	1997 LUC Repealed 2022	Not allowed	NA House: 2,400 ft2	NA Duplayu 2 atariaa	NA House: 1 space
Single-family detached house + Accessory Dwelling Unit	code		ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory building: 600 ft2	Duplex: 2 stories ADU: Building height – 24 ft Wall height – 13 feet Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Tiouse. T space
	Adopted changes: October 2023		House: 2,400 ft2	Duplex: 28 feet*	House: 1 space



				Accessory buildings: Building	1 bedroom: 1 2 bedrooms: 1.5		
Duplex	code		area		PER UNIT:		
	Repealed 2022		Duplex: 40% of lot	Duplex: 2 stories	Parking spaces		
I ne allowa	1997 LUC	Not allowed	NA	Area of the rear 50% of NA	NA		
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 25% of the area of the rear 50% of the lot							
			basement)				
permitted		restrictions	footage (all floors above a		parking required		
Housing type(s)	Code version	Specific	Total square	Height limit	Off-street, on-site		
				Wall height – 13 feet			
				whichever is less.			
				structure (house),			
				height – 20 ft, or height of primary			
				buildings: Building			
				Accessory			
				feet			
				Wall height – 13			
				is lower			
				primary building (house), whichever			
				24 ft, or height of			
				Building height –			
				ADU:			
			building: 600 ft2	regulations.			
			Each accessory	comply with floodplain			
			than 1,000 ft2	raise the building to			
			to principle building but never more	some cases by the height required to			
			ADU: Proportional	*may exceed 28' in	ADU: 1 space		



	Adopted changes: October 2023		Each accessory building: 600 ft2 Duplex: 40% of lot area	height – 20 feet. Wall height – 13 feet Duplex: 2 stories Accessory	3 bedrooms: 2 4+ bedrooms: 3 Parking spaces PER UNIT: 1 bedroom: 1
			Each accessory building: 600 ft2	buildings: Building height – 20 feet, or height of primary building (duplex) whichever is lower. Wall height – 13 feet	2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
	1997 LUC	Not allowed	NA	NA	NA
Duplex + Accessory Dwelling Unit	Repealed 2022 code		Duplex: 40% of lot area ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory building: 600 ft2	Duplex: 2 stories ADU: Building height – 24 ft Wall height – 13 feet Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces Duplex: PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3 ADU: 0
	Adopted changes: October 2023	Not allowed	NA	NA	NA
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
			plied, are proposed t		
	-	1	not exceed 25% of the		
Rowhouse, 3 units	1997 LUC	Not allowed	NA	NA	NA



	Repealed 2022 code	ONLY allowed if at least one unit had been deed- restricted as Affordable Housing for 99 years	Rowhouse: 40% of lot area Each accessory building: 600 ft2	Rowhouses: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	Adopted changes: October 2023	Not allowed	NA	NA	NA
Apartment, 3 units	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit had been deed- restricted as Affordable Housing for 99 years	Apartment Bldg: 40% of lot area Each accessory building: 600 ft2	Apartment Bldg: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	Adopted changes: October 2023	Not allowed	NA	NA	NA
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 25% of the area of the rear 50% of the lot					



Neighborhood Conservation, Low Density (NCL), 40 – 99 feet wide, between 5,000 square feet and 5,999 square feet

*This document was created in July 2023.

*Every property in the city is unique. This information is meant to provide a general idea of what could potentially be built on a property or in a neighborhood and is not meant to replace or replicate a development review process conducted by City staff.

Properties that fall under this classification are currently not in conformity with the City's Land Use Code.

What does it mean to be in "non-conformity" with code? Property owners do not need to take any additional steps to bring their property into code. The change doesn't affect the existing building – it only prevents any additions from being made to the existing structure.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
				o apply in all version area of the rear 50%	
Single-family detached house	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet.	Square footage of all buildings up to	2 stories	1 parking space
	Repealed 2022 code		2,400 ft2	House: 2 stories	1 parking space
	Adopted changes: October 2023		2,400 ft2	House: 28 feet* *may exceed 28' in some cases by the	1 parking space



				height required to raise the building to comply with floodplain regulations.	
	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet.	Square footage of all buildings up to 20% of the lot area + 1000 ft2	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space
Single family	Repealed 2022 code		House: 2,400 ft2 Each accessory building: 600 ft2	House: 2 stories Accessory buildings: Building height – 20 ft. Wall height – 13 feet	1 parking space
Single-family detached house + garage	Adopted changes: October 2023		House: 2,400 ft2 Each accessory building: 600 ft2	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Accessory buildings: Building height – 20 ft, or baided of primary	1 parking space
				height of primary structure (house), whichever is lower.	



				Wall height – 13 feet	
	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet.	Square footage of all buildings up to 20% of the lot area + 1000 ft2	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space
	Repealed 2022 code		House: 2,400 ft2 Each accessory building: 600 ft2	House: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
Single-family detached house + garage + shed	Adopted changes: October 2023		House: 2,400 ft2 All accessory buildings: 600 ft2	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Accessory buildings: Building height – 20 feet, or height of primary structure (house), whichever is lower. Wall height – 13 feet	1 parking space
	1997 LUC	Not allowed	NA	NA	NA



Single-family detached house + Accessory Dwelling Unit	Repealed 2022 code	House: 2,400 ft2 ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory building: 600 ft2	Duplex: 2 stories ADU: Building height – 24 ft Wall height – 13 feet Accessory buildings: Building height – 20 feet. Wall height – 13 feet	House: 1 space
	Adopted changes: October 2023	House: 2,400 ft2 ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory building: 600 ft2	Duplex: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	House: 1 space ADU: 1 space
			ADU: Building height – 24 ft, or height of primary building (house), whichever is lower Wall height – 13 feet	
			Accessory buildings: Building height – 20 ft, or height of primary	



Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	structure (house), whichever is less. Wall height – 13 feet Height limit	Off-street, on-site parking required
			plied, are proposed t		
The allowa	1997 LUC	Not allowed	not exceed 25% of the NA	NA	NA
Duplex	Repealed 2022 code Adopted changes: October 2023		Duplex: 40% of lot area Each accessory building: 600 ft2 Duplex: 40% of lot area Each accessory building: 600 ft2	Duplex: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet Duplex: 2 stories Accessory buildings: Building height – 20 feet, or height of primary building (duplex) whichever is lower. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3 Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
Duplex + Accessory	1997 LUC Repealed 2022 code	Not allowed	NA Duplex: 40% of lot area	NA Duplex: 2 stories ADU:	NA Parking spaces Duplex: PER UNIT:
Dwelling Unit			ADU: Proportional to principle building but never more than 1,000 ft2	Building height – 24 ft Wall height – 13 feet	1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3



	Adopted changes: October 2023	Not allowed	Each accessory building: 600 ft2 NA	Accessory buildings: Building height – 20 feet. Wall height – 13 feet NA	ADU: 0
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
				o apply in all version area of the rear 50%	
Rowhouse, 3 units	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit had been deed- restricted as Affordable Housing for 60 years	Rowhouse: 40% of lot area Each accessory building: 600 ft2	Rowhouses: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	Adopted changes: October 2023	Not allowed	NA	NA	NA
Apartment, 3 units	1997 LUC Repealed 2022 code	Not allowed ONLY allowed if at least one unit had been deed- restricted as Affordable Housing for 60 years	NA Apartment Bldg: 40% of lot area Each accessory building: 600 ft2	NA Apartment Bldg: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	NA Parking spaces PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	Adopted changes: October 2023	Not allowed	NA	NA	NA



Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 25% of the area of the rear 50% of the lot



Neighborhood Conservation, Low Density (NCL), 40 – 99 feet wide, between 6,000 square feet and 8,999 square feet

*This document was created in July 2023.

*Every property in the city is unique. This information is meant to provide a general idea of what could potentially be built on a property or in a neighborhood and is not meant to replace or replicate a development review process conducted by City staff.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required		
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 25% of the area of the rear 50% of the lot							
	1997 LUC		Square footage of all buildings up to 20% of the lot area + 1000 ft2	2 stories	1 parking space		
	Repealed 2022 code		2,400 ft2	House: 2 stories	1 parking space		
Single-family detached house	Adopted changes: October 2023		2,400 ft2	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space		
Single-family detached house + garage	1997 LUC		Square footage of all buildings up to 20% of the lot area + 1000 ft2	2 stories Accessory buildings: Building height – 20 ft	1 parking space		



			Eave height – 13 ft	
	Repealed 2022	House: 2,400 ft2	House: 2 stories	1 parking space
	code			
		Each accessory	Accessory	
		building: 600 ft2	buildings: Building	
			height – 20 ft.	
			Wall height – 13	
			feet	
	Adopted changes:	House: 2,400 ft2	House: 28 feet*	1 parking space
	October 2023			
		Each accessory	*may exceed 28' in	
		building: 600 ft2	some cases by the	
			height required to	
			raise the building to	
			comply with	
			floodplain	
			regulations.	
			U	
			Accessory	
			buildings: Building	
			height – 20 ft, or	
			height of primary	
			structure (house),	
			whichever is lower.	
			Wall height – 13	
			feet	
	1997 LUC	Square footage of	2 stories	1 parking space
		all buildings up to		
		20% of the lot area	Accessory	
Single-family detached house + garage + shed		+ 1000 ft2	buildings: Building	
			height – 20 ft	
			Eave height – 13 ft	
	Repealed 2022	House: 2,400 ft2	House: 2 stories	1 parking space
	code	,		, <u> </u>
		Each accessory	Accessory	
		building: 600 ft2	buildings: Building	
	1 1			


				haight 00 fact	
				height – 20 feet.	
				Wall height – 13	
				feet	
	Adopted changes:		House: 2,400 ft2	House: 28 feet*	1 parking space
	October 2023				
			All accessory	*may exceed 28' in	
			buildings: 600 ft2	some cases by the	
				height required to	
				raise the building to	
				comply with	
				floodplain	
				regulations.	
				A	
				Accessory	
				buildings: Building	
				height – 20 feet, or	
				height of primary	
				structure (house),	
				whichever is lower.	
				Wall height – 13	
	1997 LUC	Not allowed	NA	feet NA	NA
	Repealed 2022		House: 2,400 ft2	Duplex: 2 stories	House: 1 space
	code		110036. 2,400 112	Duplex. 2 Stories	Tiouse. T space
	0000		ADU: Proportional	ADU:	
			to principle building	Building height –	
Single-family			but never more	24 ft	
detached house +			than 1,000 ft2	Wall height – 13	
Accessory Dwelling				feet	
Unit			Each accessory		
0			building: 600 ft2	Accessory	
			Saliality. 000 hz	buildings: Building	
				height – 20 feet.	
				Wall height – 13	
				feet	
				1001	



	Adopted changes: October 2023		House: 2,400 ft2	Duplex: 28 feet*	House: 1 space
			ADU: Proportional to principle building but never more than 1,000 ft2	*may exceed 28' in some cases by the height required to raise the building to comply with	ADU: 1 space
			Each accessory building: 600 ft2	floodplain regulations.	
				ADU: Building height – 24 ft, or height of primary building (house), whichever is lower Wall height – 13 feet	
				Accessory buildings: Building height – 20 ft, or height of primary structure (house), whichever is less. Wall height – 13 feet	
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
				o apply in all version area of the rear 50% o	
	1997 LUC	Not allowed	NA	NA	NA
Duplex	Repealed 2022 code		Duplex: 40% of lot area	Duplex: 2 stories	Parking spaces PER UNIT:



			Each accessory building: 600 ft2	Accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
	Adopted changes: October 2023		Duplex: 40% of lot area Each accessory building: 600 ft2	Duplex: 2 stories Accessory buildings: Building height – 20 feet, or height of primary building (duplex) whichever is lower. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		Duplex: 40% of lot area ADU: Proportional to principle building but never more than 1,000 ft2	Duplex: 2 stories ADU: Building height – 24 ft Wall height – 13 feet	Parking spaces Duplex: PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
Duplex + Accessory Dwelling Unit			Each accessory building: 600 ft2	Accessory buildings: Building height – 20 feet. Wall height – 13 feet	ADU: 0
	Adopted changes: October 2023		Duplex: 40% of lot area	Duplex: 28 feet* *may exceed 28' in	Parking spaces Duplex: PER UNIT:
			ADU: Proportional to principle building but never more than 1,000 ft2	some cases by the height required to raise the building to comply with	1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3



			Each accessory building: 600 ft2	floodplain regulations. ADU: Building height – 24 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet Accessory buildings: Building height – 20 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet	ADU: 1
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Please note: Bac	kyard protections a	pply, would have app		o apply in all version	s of the code:
The allowa	ble floor area on the r	rear half of a lot shall n	ot exceed 25% of the	area of the rear 50% of	of the lot
Rowhouse, 3 units	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit had been deed- restricted as Affordable Housing for 99 years	Rowhouse: 40% of lot area Each accessory building: 600 ft2	Rowhouses: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5



	Adopted changes: October 2023	ONLY allowed if it meets at least ONE of these requirements: - at least one unit will be deed- restricted as Affordable Housing for 60 years OR - Integrates existing structure	Rowhouse: 40% of lot area Each accessory building: 600 ft2	Rowhouses: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Accessory buildings: Building height – 20 ft, or height of primary building (rowhouse), whichever is lower. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
Apartment, 3 units	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit had been deed- restricted as Affordable Housing for 99 years	Apartment Bldg: 40% of lot area Each accessory building: 600 ft2	Apartment Bldg: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	Adopted changes: October 2023	ONLY allowed if it meets at least ONE of these requirements: - at least one unit will be deed- restricted as	Apartment Bldg: 40% of lot area Each accessory building: 600 ft2	Apartment Bldg: 35 ft Accessory buildings: Building height – 20 ft, or height of primary	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3



	Affordable Housing for 60 years OR - Integrates existing structure		building (apartment), whichever is lower. Wall height – 13 feet			
	existing structure		IEEL			
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 25% of the area of the rear 50% of the lot						



Neighborhood Conservation, Low Density (NCL), 40 – 99 feet wide, between 9,000 square feet and 9,999 square feet

*This document was created in July 2023.

*Every property in the city is unique. This information is meant to provide a general idea of what could potentially be built on a property or in a neighborhood and is not meant to replace or replicate a development review process conducted by City staff.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required			
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 25% of the area of the rear 50% of the lot								
	1997 LUC		Square footage of all buildings up to 20% of the lot area + 1000 ft2	2 stories	1 parking space			
	Repealed 2022 code		2,400 ft2	House: 2 stories	1 parking space			
Single-family detached house	Adopted changes: October 2023		2,400 ft2	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space			
Single-family detached house + garage	1997 LUC		Square footage of all buildings up to 20% of the lot area + 1000 ft2	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space			



	Repealed 2022 code	House: 2,400 ft2 Each accessory building: 600 ft2	Accessory buildings: Building height – 20 ft. Wall height – 13 feet	1 parking space
	Adopted changes: October 2023	House: 2,400 ft2 Each accessory building: 600 ft2	*may exceed 28' in	1 parking space
Single-family detached house +	1997 LUC	Square footage all buildings up t 20% of the lot an + 1000 ft2	o	1 parking space
garage + shed	Repealed 2022 code	House: 2,400 ft2 Each accessory building: 600 ft2	Accessory	1 parking space



				Wall height – 13 feet	
	Adopted changes: October 2023		House: 2,400 ft2	House: 28 feet*	1 parking space
			All accessory buildings: 600 ft2	*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	
				Accessory buildings: Building height – 20 feet, or height of primary structure (house), whichever is lower. Wall height – 13 feet	
	1997 LUC Repealed 2022	Not allowed	NA House: 2,400 ft2	NA Duplex: 2 stories	NA House: 1 space
Single-family detached house + Accessory Dwelling Unit	code		ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory building: 600 ft2	ADU: Building height – 24 ft Wall height – 13 feet Accessory buildings: Building height – 20 feet. Wall height – 13	
	Adopted changes: October 2023		House: 2,400 ft2	feet Duplex: 28 feet*	House: 1 space



			ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory building: 600 ft2	 *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. ADU: Building height – 24 ft, or height of primary building (house), whichever is lower Wall height – 13 feet Accessory buildings: Building height – 20 ft, or height of primary structure (house), whichever is less. Wall height – 13 feet 	ADU: 1 space
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
			blied, are proposed to		
I he allowa	<i>ble floor area on the r</i> 1997 LUC	<i>ear half of a lot shall r</i> Not allowed	ot exceed 25% of the NA	area of the rear 50% of NA	NA
	Repealed 2022		Duplex: 40% of lot	Duplex: 2 stories	Parking spaces
Duplex	code		area		PER UNIT:
				Accessory	1 bedroom: 1
				buildings: Building	2 bedrooms: 1.5



			Each accessory building: 600 ft2	height – 20 feet. Wall height – 13 feet	3 bedrooms: 2 4+ bedrooms: 3
	Adopted changes: October 2023		Duplex: 40% of lot area Each accessory building: 600 ft2	Duplex: 2 stories Accessory buildings: Building height – 20 feet, or height of primary building (duplex) whichever is lower. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
	1997 LUC	Not allowed	NA	NA	NA
Duplex + Accessory Dwelling Unit	Repealed 2022 code		Duplex: 40% of lot area ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory building: 600 ft2	Duplex: 2 stories ADU: Building height – 24 ft Wall height – 13 feet Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces Duplex: PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3 ADU: 0
	Adopted changes: October 2023		Duplex: 40% of lot area ADU: Proportional to principle building but never more than 1,000 ft2	Duplex: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	Parking spaces Duplex: PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3 ADU: 1



			Each accessory building: 600 ft2	ADU: Building height – 24 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet Accessory buildings: Building height – 20 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet	
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
				o apply in all version	
				area of the rear 50% of	
Rowhouse, 3 units	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit had been deed- restricted as Affordable Housing for 99 years	Rowhouse: 40% of lot area Each accessory building: 600 ft2	Rowhouses: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	Adopted changes: October 2023	ONLY allowed if it meets at least ONE	Rowhouse: 40% of lot area	Rowhouses: 28 feet*	Parking spaces PER UNIT: 1 bedroom: 1



		of these requirements: - at least one unit will be deed- restricted as Affordable Housing for 60 years OR - Integrates existing structure	Each accessory building: 600 ft2	*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Accessory buildings: Building height – 20 ft, or height of primary building (rowhouse), whichever is lower. Wall height – 13 feet	2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
Apartment, 3 units	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit had been deed- restricted as Affordable Housing for 99 years	Apartment Bldg: 40% of lot area Each accessory building: 600 ft2	Apartment Bldg: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	Adopted changes: October 2023	ONLY allowed if it meets at least ONE of these requirements: - at least one unit will be deed- restricted as Affordable Housing for at least 60 years	Apartment Bldg: 40% of lot area Each accessory building: 600 ft2	Apartment Bldg: 35 ft Accessory buildings: Building height – 20 ft, or height of primary building (apartment), whichever is lower.	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3



		OR - Integrates existing structure		Wall height – 13 feet	
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
				o apply in all version area of the rear 50% of	
	1997 LUC	Not allowed	NA	NA	NA
Cottage court	Repealed 2022 code		1,200 – 1,500 ft2 maximum per cottage, on average Minimum 1,400 ft2 of lot area per unit. Minimum 10 ft between cottages. Unit count limited by physical limitations of the site, setbacks, parking requirement, backyard protections, height limits, etc.	Cottages: 32 ft Accessory buildings: Building height – 20 ft. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4 bedrooms: 2.5
	Adopted changes: October 2023	ONLY allowed if at least one unit will be deed-restricted as Affordable housing for at least 60 years.	Unit count explicitly limited to 3 1,200 – 1,500 ft2 maximum per cottage, on average	Cottages: 32 ft Accessory buildings: Building height – 20 ft, or height of primary building	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4 bedrooms: 2.5



	Minimum 1,400 ft2 of lot area per unit. Minimum 10 ft between cottages.	



Neighborhood Conservation, Low Density (NCL), 40 – 99 feet wide, between 10,000 square feet and 11,999 square feet

*This document was created in July 2023.

*Every property in the city is unique. This information is meant to provide a general idea of what could potentially be built on a property or in a neighborhood and is not meant to replace or replicate a development review process conducted by City staff.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required				
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 25% of the area of the rear 50% of the lot									
	1997 LUC		Square footage of all buildings up to 30% of the lot area	2 stories	1 parking space				
	Repealed 2022 code		2,400 ft2	House: 2 stories	1 parking space				
Single-family detached house	Adopted changes: October 2023		2,400 ft2	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space				
Single-family detached house + garage	1997 LUC		Square footage of all buildings up to 30% of the lot area	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space				
	Repealed 2022 code		House: 2,400 ft2	House: 2 stories	1 parking space				



			ach accessory uilding: 600 ft2	Accessory buildings: Building height – 20 ft. Wall height – 13 feet	
	Adopted changes: October 2023	E	louse: 2,400 ft2 Each accessory uilding: 600 ft2	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Accessory buildings: Building height – 20 ft, or height of primary structure (house), whichever is lower. Wall height – 13 feet	1 parking space
Single-family	1997 LUC	al	Square footage of Il buildings up to 0% of the lot area	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space
detached house + garage + shed	Repealed 2022 code	E	louse: 2,400 ft2 Each accessory uilding: 600 ft2	House: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space



	Adopted changes: October 2023		House: 2,400 ft2	House: 28 feet*	1 parking space
			All accessory buildings: 600 ft2	*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	
				Accessory buildings: Building height – 20 feet, or height of primary structure (house), whichever is lower. Wall height – 13 feet	
	1997 LUC	Not allowed	NA	NA	NA
Single-family detached house + Accessory Dwelling Unit	Repealed 2022 code		House: 2,400 ft2 ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory building: 600 ft2	Duplex: 2 stories ADU: Building height – 24 ft Wall height – 13 feet Accessory buildings: Building height – 20 feet. Wall height – 13 feet	House: 1 space
	Adopted changes: October 2023		House: 2,400 ft2	Duplex: 28 feet*	House: 1 space
			ADU: Proportional to principle building	*may exceed 28' in some cases by the	ADU: 1 space



			but never more than 1,000 ft2 Each accessory building: 600 ft2	height required to raise the building to comply with floodplain regulations. ADU: Building height – 24 ft, or height of primary building (house), whichever is lower Wall height – 13 feet Accessory buildings: Building height – 20 ft, or height of primary structure (house), whichever is less.	
				Wall height – 13 feet	
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
				o apply in all version area of the rear 50% of	
	1997 LUC	Not allowed	NA	NA	NA
Duplex	Repealed 2022 code		Duplex: 40% of lot area	Duplex: 2 stories	Parking spaces PER UNIT: 1 bedroom: 1
			Each accessory building: 600 ft2	buildings: Building height – 20 feet.	2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3



				Wall height – 13	
	Adopted changes: October 2023		Duplex: 40% of lot area	feet Duplex: 2 stories	Parking spaces PER UNIT:
			Each accessory building: 600 ft2	Accessory buildings: Building height – 20 feet, or height of primary building (duplex) whichever is lower. Wall height – 13 feet	1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
	1997 LUC	Not allowed	NA	NA	NA
Duplex + Accessory Dwelling Unit	Repealed 2022 code		Duplex: 40% of lot area ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory building: 600 ft2	Duplex: 2 stories ADU: Building height – 24 ft Wall height – 13 feet Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces Duplex: PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3 ADU: 0
	Adopted changes: October 2023		Duplex: 40% of lot area ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory building: 600 ft2	Duplex: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	Parking spaces Duplex: PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3 ADU: 1



Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	ADU: Building height – 24 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet Accessory buildings: Building height – 20 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet Height limit	Off-street, on-site parking required
Please note: Bac	kvard protections a	pply, would have app		o apply in all version	s of the code:
				area of the rear 50% of	
Rowhouse, 3 units	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit had been deed- restricted as Affordable Housing for 99 years	Rowhouse: 40% of lot area Each accessory building: 600 ft2	stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	Adopted changes: October 2023	ONLY allowed if it meets at least ONE of these requirements:	Rowhouse: 40% of lot area	Rowhouses: 28 feet*	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5



		 at least one unit will be deed- restricted as Affordable Housing for 60 years OR Integrates existing structure 	Each accessory building: 600 ft2	*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Accessory buildings: Building height – 20 ft, or height of primary building (rowhouse), whichever is lower. Wall height – 13 feet	3 bedrooms: 2 4+ bedrooms: 3
Apartment, 3 units	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit had been deed- restricted as Affordable Housing for 99 years	Apartment Bldg: 40% of lot area Each accessory building: 600 ft2	Apartment Bldg: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	Adopted changes: October 2023	ONLY allowed if it meets at least ONE of these requirements: - at least one unit will be deed- restricted as Affordable Housing for at least 60 years	Apartment Bldg: 40% of lot area Each accessory building: 600 ft2	Apartment Bldg: 35 ft Accessory buildings: Building height – 20 ft, or height of primary building (apartment), whichever is lower.	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3



		OR - Integrates existing structure		Wall height – 13 feet					
Please note: Back	Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code:								
The allowab	The allowable floor area on the rear half of a lot shall not exceed 25% of the area of the rear 50% of the lot								



Neighborhood Conservation, Low Density (NCL), 40 – 99 feet wide, 12,000 square feet or larger *This document was created in July 2023.

*Every property in the city is unique. This information is meant to provide a general idea of what could potentially be built on a property or in a neighborhood and is not meant to replace or replicate a development review process conducted by City staff.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
			applied, are proposed t Il not exceed 25% of the		
	1997 LUC		Square footage of all buildings up to 30% of the lot area	2 stories	1 parking space
	Repealed 2022 code		2,400 ft2	House: 2 stories	1 parking space
Single-family detached house	Adopted changes: October 2023		2,400 ft2	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
Single-family detached house + garage	1997 LUC		Square footage of all buildings up to 30% of the lot area	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space
	Repealed 2022 code		House: 2,400 ft2 Each accessory building: 600 ft2	House: 2 stories	1 parking space



			Accessory buildings: Building height – 20 ft. Wall height – 13 feet	
	Adopted changes: October 2023	House: 2,400 ft2 Each accessory building: 600 ft2	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Accessory buildings: Building height – 20 ft, or height of primary structure (house), whichever is lower. Wall height – 13 feet	1 parking space
Single-family	1997 LUC	Square footage of all buildings up to 30% of the lot area	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space
detached house + garage + shed	Repealed 2022 code	House: 2,400 ft2 Each accessory building: 600 ft2	House: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space



	Adopted changes: October 2023	House: 2,400 f All accessory buildings: 600 f	Accessory	1 parking space
	1997 LUC	Square footage all buildings up 30% of the lot a	to	House: 1 parking space Carriage house (ADU): 1 parking space per bedroom
Single-family detached house + Accessory Dwelling Unit	Repealed 2022 code	House: 2,400 ft ADU: Proportion to principle buil but never more than 1,000 ft2 Each accesson building: 600 ft	onal ADU: ding Building height – 24 ft Wall height – 13 feet	House: 1 space
	Adopted changes: October 2023	House: 2,400 f	t2 Duplex: 28 feet*	House: 1 space



			ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory building: 600 ft2	 *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. ADU: Building height – 24 ft, or height of primary building (house), whichever is lower Wall height – 13 feet Accessory buildings: Building height – 20 ft, or height of primary structure (house), whichever is less. Wall height – 13 feet 	ADU: 1 space	
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required	
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code:						
The allowa				area of the rear 50% of		
	1997 LUC Repealed 2022	Not allowed	NA Duplex: 40% of lot	NA Duplex: 2 stories	NA Parking spaces	
Duplex	code		area	Duplex. 2 Stories	Parking spaces PER UNIT:	
				Accessory	1 bedroom: 1	
				buildings: Building	2 bedrooms: 1.5	



			Each accessory building: 600 ft2	height – 20 feet. Wall height – 13 feet	3 bedrooms: 2 4+ bedrooms: 3
	Adopted changes: October 2023		Duplex: 40% of lot area Each accessory building: 600 ft2	Duplex: 2 stories Accessory buildings: Building height – 20 feet, or height of primary building (duplex) whichever is lower. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
	1997 LUC	Not allowed	NA	NA	NA
Duplex + Accessory Dwelling Unit	Repealed 2022 code		Duplex: 40% of lot area ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory building: 600 ft2	Duplex: 2 stories ADU: Building height – 24 ft Wall height – 13 feet Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces Duplex: PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3 ADU: 0
	Adopted changes: October 2023		Duplex: 40% of lot area ADU: Proportional to principle building but never more than 1,000 ft2	Duplex: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	Parking spaces Duplex: PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3 ADU: 1



Housing type(s) permitted	Code version	Specific restrictions	Each accessory building: 600 ft2	ADU: Building height – 24 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet Accessory buildings: Building height – 20 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet Height limit	Off-street, on-site parking required
			above a basement)		
Please note: Bac	kyard protections a	pply, would have app		o apply in all version	s of the code:
				area of the rear 50% of	
Rowhouse, 3 units	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit had been deed- restricted as Affordable Housing for 99 years	Rowhouse: 40% of lot area Each accessory building: 600 ft2	Rowhouses: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	Adopted changes: October 2023	ONLY allowed if it meets at least ONE	Rowhouse: 40% of lot area	Rowhouses: 28 feet*	Parking spaces PER UNIT: 1 bedroom: 1



		of these requirements: - at least one unit will be deed- restricted as Affordable Housing for 60 years OR - Integrates existing structure	Each accessory building: 600 ft2	*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Accessory buildings: Building height – 20 ft, or height of primary building (rowhouse), whichever is lower. Wall height – 13 feet	2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
Apartment, 3 units	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit had been deed- restricted as Affordable Housing for 99 years	Apartment Bldg: 40% of lot area Each accessory building: 600 ft2	Apartment Bldg: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	Adopted changes: October 2023	ONLY allowed if it meets at least ONE of these requirements: - at least one unit will be deed- restricted as Affordable Housing for at least 60 years	Apartment Bldg: 40% of lot area Each accessory building: 600 ft2	Apartment Bldg: 35 ft Accessory buildings: Building height – 20 ft, or height of primary building (apartment), whichever is lower.	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3



		OR - Integrates existing structure		Wall height – 13 feet		
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code:						
The allowable floor area on the rear half of a lot shall not exceed 25% of the area of the rear 50% of the lot						





Neighborhood Conservation, Low Density (NCL), 100 or more feet wide.



How big is your lot? Find out here: https://www.larimer.gov/assessor/search#/property/

Less than 4,500 square feet

Between 4,500 square feet and 4,999 square feet

Between 5,000 square feet and 5,999 square feet

Between 6,000 square feet and 8,999 square feet

Between 9,000 square feet and 9,999 square feet

Between 10,000 square feet and 11,999 square feet

12,000 square feet or larger



Neighborhood Conservation, Low Density (NCL), 100 or more feet wide, less than 4,500 square feet *This document was created in July 2023.

*Every property in the city is unique. This information is meant to provide a general idea of what could potentially be built on a property or in a neighborhood and is not meant to replace or replicate a development review process conducted by City staff.

Properties that fall under this classification are currently not in conformity with the City's Land Use Code.

What does it mean to be in "non-conformity" with code? Property owners do not need to take any additional steps to bring their property into code. The change doesn't affect the existing building – it only prevents any additions from being made to the existing structure.

What happens if I need to rebuild my home? Property owners can replace the existing structure if needed with a building that is the equivalent size of the current structure.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
		pply, would have app			
The allowa	ble floor area on the r	ear half of a lot shall n	ot exceed 25% of the	area of the rear 50% of	of the lot
Single-family detached house	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet.	For an existing house: A 25% expansion for up to 40% of the lot area For a new house: No new house can be built on this property	2 stories	1 parking space
	Repealed 2022 code	*This lot is non- conforming. The	For an existing house: A 25%	2 stories	1 parking space



		minimum lot size in the NCL Zone District would have been 4,500 square feet.	expansion of existing floor area, up to 2,400 feet ² Each accessory building may be up to 600 ft2. For a new house: No new house could have been built on this property.		
	Adopted changes: October 2023	*This lot is non- conforming. The minimum lot size in the NCL Zone District is proposed to be 4,500 square feet.	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet ² Each accessory building may be up to 600 ft2. For a new house: No new house will	28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
			be allowed to be built on this property.		
Single-family detached house + garage	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet.	For an existing house: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building	House: 2 stories Garage: 1.5 stories	1 parking space



		may be up to 600 ft ²		
		For a new house: no new structures can be built on this property.		
Repealed 2022 code	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet.	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet ² Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space
Adopted changes: October 2023	*This lot is non- conforming. The minimum lot size in the NCL Zone District would have been 4,500 square feet.	on this property. For an existing house: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building may be up to 600 ft ² For a new house: no new structures	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the	1 parking space


			can be built on this property.	primary building, whichever is less - Wall: 13 feet	
Single-family detached house +	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is proposed to be 4,500 square feet.	For an existing house: All structures in total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2. For a new house: No new house will be allowed to be built on this property.	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
garage + shed	Repealed 2022 code	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet.	For an existing house: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building may be up to 600 ft ² For a new house: no new structures can be built on this property.	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space



Adopted changes: October 2023	*This lot is non- conforming. The minimum lot size in the NCL Zone District would have been 4,500 square feet.	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet ^{2.} Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space	
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 25% of the area of the rear 50% of the lot					



Neighborhood Conservation, Low Density (NCL), 100 or more feet wide, between 4,500 square feet and 4,999 square feet

*This document was created in July 2023.

*Every property in the city is unique. This information is meant to provide a general idea of what could potentially be built on a property or in a neighborhood and is not meant to replace or replicate a development review process conducted by City staff.

Properties that fall under this classification are currently not in conformity with the City's Land Use Code.

What does it mean to be in "non-conformity" with code? Property owners do not need to take any additional steps to bring their property into code. The change doesn't affect the existing building – it only prevents any additions from being made to the existing structure.

What happens if I need to rebuild my home? Property owners can replace the existing structure if needed with a building that is the equivalent size of the current structure.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
			olied, are proposed to		
The allowal		ear half of a lot shall n	ot exceed 25% of the	area of the rear 50% of	of the lot
Single-family detached house	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet.	For an existing house: A 25% expansion for up to 40% of the lot area For a new house: No new house can be built on this property	2 stories	1 parking space
	Repealed 2022 code		2,400 ft2	House: 2 stories	1 parking space



	Adopted changes: October 2023		2,400 ft2	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
Single-family detached house + garage	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet.	For an existing house: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building may be up to 600 ft ² For a new house: no new structures can be built on this property.	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space
	Repealed 2022 code		House: 2,400 ft2 Each accessory building: 600 ft2	House: 2 stories Accessory buildings: Building height – 20 ft. Wall height – 13 feet	1 parking space
	Adopted changes: October 2023		House: 2,400 ft2 Each accessory building: 600 ft2	House: 28 feet* *may exceed 28' in some cases by the	1 parking space



				height required to raise the building to comply with floodplain regulations. Accessory buildings: Building height – 20 ft, or height of primary structure (house), whichever is lower. Wall height – 13 feet	
Single-family detached house + garage + shed	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet.	For an existing house: All structures in total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2. For a new house: No new house will be allowed to be built on this property.	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space
	Repealed 2022 code		House: 2,400 ft2 Each accessory building: 600 ft2	House: 2 stories Accessory buildings: Building height – 20 feet.	1 parking space



				Wall height – 13 feet	
	Adopted changes: October 2023		House: 2,400 ft2	House: 28 feet*	1 parking space
			All accessory buildings: 600 ft2	*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	
				Accessory buildings: Building height – 20 feet, or height of primary structure (house), whichever is lower. Wall height – 13 feet	
	1997 LUC	Not allowed	NA	NA	NA
Single-family detached house +	Repealed 2022 code		House: 2,400 ft2 ADU: Proportional to principle building but never more than 1,000 ft2	Duplex: 2 stories ADU: Building height – 24 ft Wall height – 13 feet	House: 1 space
Accessory Dwelling Unit			Each accessory building: 600 ft2	Accessory buildings: Building height – 20 feet. Wall height – 13 feet	
	Adopted changes: October 2023		House: 2,400 ft2	Duplex: 28 feet*	House: 1 space



			ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory building: 600 ft2	 *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. ADU: Building height – 24 ft, or height of primary building (house), whichever is lower Wall height – 13 feet Accessory buildings: Building height – 20 ft, or height of primary structure (house), whichever is less. Wall height – 13 feet 	ADU: 1 space
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
			blied, are proposed t	o apply in all version	
	1997 LUC	Not allowed	NA	area of the rear 50% of NA	NA
	Repealed 2022		Duplex: 40% of lot	Duplex: 2 stories	Parking spaces
Duplex	code		area		PER UNIT:
				Accessory	1 bedroom: 1
				buildings: Building	2 bedrooms: 1.5



			Each accessory building: 600 ft2	height – 20 feet. Wall height – 13	3 bedrooms: 2 4+ bedrooms: 3
			.	feet	
	Adopted changes: October 2023		Duplex: 40% of lot	Duplex: 2 stories	Parking spaces PER UNIT:
			area	Accessory	1 bedroom: 1
			Each accessory	buildings: Building	2 bedrooms: 1.5
			building: 600 ft2	height – 20 feet, or height of primary	3 bedrooms: 2 4+ bedrooms: 3
				building (duplex)	
				whichever is lower.	
				Wall height – 13 feet	
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022		Duplex: 40% of lot	Duplex: 2 stories	Parking spaces
	code		area	ADU:	Duplex: PER UNIT:
			ADU: Proportional	Building height –	1 bedroom: 1
			to principle building	24 ft	2 bedrooms: 1.5
			but never more	Wall height – 13	3 bedrooms: 2
Duplex + Accessory Dwelling Unit			than 1,000 ft2	feet	4+ bedrooms: 3
			Each accessory	Accessory	ADU: 0
			building: 600 ft2	buildings: Building	
				height – 20 feet. Wall height – 13	
				feet	
	Adopted changes: October 2023	Not allowed	NA	NA	NA
Housing type(s)	Code version	Specific	Total square	Height limit	Off-street, on-site
permitted		restrictions	footage (all floors above a basement)		parking required
			plied, are proposed t		
Rowhouse, 3 units	ble floor area on the r	ear half of a lot shall r Not allowed	not exceed 25% of the NA	area of the rear 50%	NA
TOWHOUSE, 3 UTILS	1331 LUU	INUL AIIUWEU			11/21



	Repealed 2022 code	ONLY allowed if at least one unit had been deed- restricted as Affordable Housing for 99 years	Rowhouse: 40% of lot area Each accessory building: 600 ft2	Rowhouses: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	Adopted changes: October 2023	Not allowed	NA	NA	NA
Apartment, 3 units	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit had been deed- restricted as Affordable Housing for 99 years	Apartment Bldg: 40% of lot area Each accessory building: 600 ft2	Apartment Bldg: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	Adopted changes: October 2023	Not allowed	NA	NA	NA
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 25% of the area of the rear 50% of the lot					

Current 1997 Land Use Code			
Housing type(s) permitted	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	Up to 40% of the lot area	2 stories	1 parking space



Single-family detached house + garage	Up to 40% of the lot area	House: 2 stories All accessory	1 parking space
5 5		buildings: 1.5 stories	
Single-family detached	Up to 40% of the lot	House: 2 stories	1 parking space
house + garage + shed	area	Garage: 1.5 stories	
***** * * * *	T I		1 0 0 0 0

*This lot is non-conforming. The minimum lot size in the NCL Zone District is 6,000 square feet.

Code that was repealed in January 2023			
Housing type(s) permitted	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	Up to 2,400 square feet	2 stories	1 parking space
Single-family detached house + garage	Up to 2,400 square feet + 600 square feet	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space
Single-family detached house + garage + shed	Up to 2,400 square feet + up to 600 square feet for each accessory building	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
Single-family detached House + detached Accessory Dwelling Unit (ADU)	Up to 2,400 square feet for the house ADU proportional to the house, but never more than 1,000 square feet	House: 2 stories Detached ADU: Building height – 24 feet. Wall height – 13 feet	1 parking space
Single-family detached House + attached Accessory Dwelling Unit (ADU)	Up to 2,400 square feet for the house ADU up to 45% of the house (or the	2 stories	1 parking space



	1	1	
	entire area of a basement)		
Duplex	Up to 40% of the lot area	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Duplex + detached ADU	Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but never more than 1,000 square feet	Duplex: 2 stories Detached ADU: Building height – 24 feet. Wall height – 13 feet	ADU: none Duplex: 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
3-unit Apartment building or 3-unit Rowhouse* *Only would have been allowed if at least 1 unit had been deed- restricted as Affordable Housing for 99 years	Up to 40% of the lot area	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units – 3 2-bedroom units – 3 3-bedroom units – 4 4+ bedroom units – 5

Proposed alternatives – Summer 2023			
Housing type(s) permitted	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	Up to 2,400 square feet	2 stories	1 parking space
Single-family detached house + garage	Up to 2,400 square feet + 600 square feet	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space



Single-family detached house + garage + shed	Up to 2,400 square feet + up to 600 square feet for each accessory building	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
Single-family detached House + detached Accessory Dwelling Unit (ADU)	Up to 2,400 square feet for the house ADU proportional to the house, but never more than 1,000 square feet	House: 2 stories Detached ADU: Height of the primary building or 24 feet, whichever is lower.	1 parking space + 1 parking space for ADU (= 2 parking spaces in total) Allow 1 tandem parking space to count towards off- street parking requirements
Single-family detached House + attached Accessory Dwelling Unit (ADU)	Up to 2,400 square feet for the house ADU up to 45% of the house (or the entire area of a basement)	2 stories	1 parking space + 1 parking space for ADU (= 2 parking spaces in total) Allow 1 tandem parking space to count towards off- street parking requirements
Duplex	Up to 40% of the lot area	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6



Duplex + detached ADU	Duplex: Up to 40%	Duplex: 2 stories	ADU: 1
	of the lot area	Detached ADU:	Duplex:
Proposed to allow	ADU: proportional to	Building height 24	1 bedroom units: 2
only up to two units	the duplex, but	feet. Wall height –	2-bedrrom units: 3
per lot	never more than	13 feet	3-bedroom units: 4
-	1,000 square feet		4+ bedroom units: 6
3-unit Apartment	Up to 40% of the lot	Primary building: 2	1-bedroom units – 3
building or 3-unit	area	stories	2-bedroom units – 3
Rowhouse*		Accessory buildings	3 bedroom units 4
*Only would have been	Requires min. 50'	(garage, shed):	4+ bedroom units -
allowed if at least 1 unit	wide lot.	Building height - 20	5
had been deed		feet. Wall height	
restricted as Affordable		13 feet	
Housing for 99 years			
Proposed to allow			
only up to two units			
per lot			



Neighborhood Conservation, Low Density (NCL), 100 or more feet wide, between 5,000 square feet and 5,999 square feet

*This document was created in July 2023.

*Every property in the city is unique. This information is meant to provide a general idea of what could potentially be built on a property or in a neighborhood and is not meant to replace or replicate a development review process conducted by City staff.

Properties that fall under this classification are currently not in conformity with the City's Land Use Code.

What does it mean to be in "non-conformity" with code? Property owners do not need to take any additional steps to bring their property into code. The change doesn't affect the existing building – it only prevents any additions from being made to the existing structure.

What happens if I need to rebuild my home? Property owners can replace the existing structure if needed with a building that is the equivalent size of the current structure.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
			olied, are proposed t		
The allowal	ble floor area on the r	rear half of a lot shall n	ot exceed 25% of the	area of the rear 50%	of the lot
Single-family detached house	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet.	Square footage of all buildings up to 20% of the lot area + 1000 ft2	2 stories	1 parking space
	Repealed 2022 code		2,400 ft2	House: 2 stories	1 parking space
	Adopted changes: October 2023		2,400 ft2	House: 28 feet*	1 parking space



				*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	
	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet.	Square footage of all buildings up to 20% of the lot area + 1000 ft2	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space
Single-family detached house +	Repealed 2022 code		House: 2,400 ft2 Each accessory building: 600 ft2	House: 2 stories Accessory buildings: Building height – 20 ft. Wall height – 13 feet	1 parking space
garage	Adopted changes: October 2023		House: 2,400 ft2 Each accessory building: 600 ft2	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Accessory	1 parking space
				buildings: Building height – 20 ft, or height of primary	



				structure (house), whichever is lower. Wall height – 13 feet	
	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 6,000 square feet.	Square footage of all buildings up to 20% of the lot area + 1000 ft2	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space
	Repealed 2022 code		House: 2,400 ft2 Each accessory building: 600 ft2	House: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
Single-family detached house + garage + shed	Adopted changes: October 2023		House: 2,400 ft2 All accessory buildings: 600 ft2	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Accessory buildings: Building height – 20 feet, or height of primary structure (house), whichever is lower. Wall height – 13 feet	1 parking space



	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		House: 2,400 ft2	Duplex: 2 stories	House: 1 space
			ADU: Proportional	ADU: Building boight	
			to principle building but never more	Building height – 24 ft	
			than 1,000 ft2	Wall height – 13	
			Each accessory	feet	
			building: 600 ft2	Accessory	
				buildings: Building	
				height – 20 feet. Wall height – 13	
				feet	
	Adopted changes:		House: 2,400 ft2	Duplex: 28 feet*	House: 1 space
Single-family	October 2023		ADU: Proportional	*may exceed 28' in	ADU: 1 space
detached house +			to principle building	some cases by the	
Accessory Dwelling Unit			but never more than 1,000 ft2	height required to raise the building to	
Offic				comply with	
			Each accessory	floodplain	
			building: 600 ft2	regulations.	
				ADU:	
				Building height –	
				24 ft, or height of primary building	
				(house), whichever	
				is lower	
				Wall height – 13 feet	
				Accessory buildings: Building	
				height – 20 ft, or	



Housing type(s)	Code version	Specific	Total square	height of primary structure (house), whichever is less. Wall height – 13 feet Height limit	Off-street, on-site
permitted		restrictions	footage (all floors above a basement)		parking required
			· · ·	o apply in all version area of the rear 50% o	
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		Duplex: 40% of lot area	Duplex: 2 stories Accessory	Parking spaces PER UNIT: 1 bedroom: 1
			Each accessory building: 600 ft2	buildings: Building height – 20 feet. Wall height – 13 feet	2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
Duplex	Adopted changes: October 2023		Duplex: 40% of lot area	Duplex: 2 stories Accessory	Parking spaces PER UNIT: 1 bedroom: 1
			Each accessory building: 600 ft2	buildings: Building height – 20 feet, or height of primary building (duplex) whichever is lower. Wall height – 13 feet	2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
	1997 LUC	Not allowed	NA	NA	NA
Duplex + Accessory Dwelling Unit	Repealed 2022 code		Duplex: 40% of lot area ADU: Proportional to principle building	Duplex: 2 stories ADU: Building height – 24 ft	Parking spaces Duplex: PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2



	Adopted changes: October 2023	Not allowed	but never more than 1,000 ft2 Each accessory building: 600 ft2 NA	Wall height – 13 feet Accessory buildings: Building height – 20 feet. Wall height – 13 feet NA	4+ bedrooms: 3 ADU: 0 NA
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
		pply, would have app			
		ear half of a lot shall n			
Rowhouse, 3 units	1997 LUC	Not allowed	NA 40% (NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit had been deed-	Rowhouse: 40% of lot area	Rowhouses: 2 stories	Parking spaces PER UNIT: 1 bedroom: 0.75
		restricted as Affordable Housing for 99 years	Each accessory building: 600 ft2	Accessory buildings: Building height – 20 feet. Wall height – 13 feet	2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	Adopted changes: October 2023	Not allowed	NA	NA	NA
Apartment, 3 units	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit had been deed- restricted as Affordable Housing for 99 years	Apartment Bldg: 40% of lot area Each accessory building: 600 ft2	Apartment Bldg: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5



	lopted changes: ctober 2023	Not allowed	NA	NA	NA
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code:					
The allowable floor area on the rear half of a lot shall not exceed 25% of the area of the rear 50% of the lot					

Current 1997 Land Use Code			
Housing type(s) permitted	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	Up to 20% of the lot area + 1,000 square feet	2 stories	1 parking space
Single-family detached house + garage	Up to 20% of the lot area + 1,000 square feet	House: 2 stories Garage: 1.5 stories	1 parking space
Single-family detached house + garage + shed	Up to 20% of the lot area + 1,000 square feet	House: 2 stories All accessory buildings: 1.5 stories	1 parking space

*This lot is non-conforming. The minimum lot size in the NCL Zone District is 6,000 square feet.

Code that was repealed in January 2023			
Housing type(s) permitted	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	Up to 2,400 square feet	2 stories	1 parking space
Single-family detached house + garage	Up to 2,400 square feet + 600 square feet	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space



	11 1 0 100		
Single-family detached house + garage + shed	Up to 2,400 square feet + up to 600 square feet for each accessory building	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
Single-family detached House + detached Accessory Dwelling Unit (ADU)	Up to 2,400 square feet for the house ADU proportional to the house, but never more than 1,000 square feet	House: 2 stories Detached ADU: Building height – 24 feet. Wall height – 13 feet	1 parking space
Single-family detached House + attached Accessory Dwelling Unit (ADU)	Up to 2,400 square feet for the house ADU up to 45% of the house (or the entire area of a basement)	2 stories	1 parking space
Duplex	Up to 40% of the lot area	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Duplex + detached ADU	Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but never more than 1,000 square feet	Duplex: 2 stories Detached ADU: Building height – 24 feet. Wall height – 13 feet	ADU: none Duplex: 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
3-unit Apartment building or 3-unit Rowhouse* *Only would have been allowed if at least 1 unit had been deed-	Up to 40% of the lot area	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20	1-bedroom units – 3 2-bedroom units – 3 3-bedroom units – 4 4+ bedroom units – 5



restricted as Affordable	feet. Wall height –	
Housing for 99 years	13 feet	

Proposed alternatives – Summer 2023			
Housing type(s) permitted	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	Up to 2,400 square feet	2 stories	1 parking space
Single-family detached house + garage	Up to 2,400 square feet + 600 square feet	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space
Single-family detached house + garage + shed	Up to 2,400 square feet + up to 600 square feet for each accessory building	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
Single-family detached House + detached Accessory Dwelling Unit (ADU)	Up to 2,400 square feet for the house ADU proportional to the house, but never more than 1,000 square feet	House: 2 stories Detached ADU: Height of the primary building or 24 feet, whichever is lower.	1 parking space + 1 parking space for ADU (= 2 parking spaces in total) Allow 1 tandem parking space to count towards off- street parking requirements
Single-family detached House + attached Accessory Dwelling Unit (ADU)	Up to 2,400 square feet for the house ADU up to 45% of the house (or the	2 stories	1 parking space + 1 parking space for ADU (= 2



	entire area of a basement)		parking spaces in total)
			Allow 1 tandem parking space to count towards off- street parking requirements
Duplex	Up to 40% of the lot area	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Duplex + detached ADU	Duplex: Up to 40% of the lot area	Duplex: 2 stories Detached ADU:	ADU: 1 Duplex:
Proposed to allow only up to two units per lot	ADU: proportional to the duplex, but never more than 1,000 square feet	Building height 24 feet. Wall height – 13 feet	1 bedroom units: 2 2-bedrrom units: 3 3 bedroom units: 4 4+-bedroom units: 6
3-unit Apartment building or 3-unit Rowhouse* *Only would have been allowed if at least 1 unit had been deed- restricted as Affordable Housing for 99 years	Up to 40% of the lot area Requires min. 50' wide lot.	Primary building: 2 stories Accessory buildings (garage, shed): Building height 20 feet. Wall height - 13 feet	1-bedroom units — 3 2-bedroom units — 3 3-bedroom units — 4 4+ bedroom units — 5
Proposed to allow only up to two units per lot			



Neighborhood Conservation, Low Density (NCL), 100 or more feet wide, between 6,000 square feet and 8,999 square feet

*This document was created in July 2023.

*Every property in the city is unique. This information is meant to provide a general idea of what could potentially be built on a property or in a neighborhood and is not meant to replace or replicate a development review process conducted by City staff.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
		pply, would have app ear half of a lot shall n			
	1997 LUC		Square footage of all buildings up to 20% of the lot area + 1,000 ft2	2 stories	1 parking space
	Repealed 2022 code		2,400 ft2	House: 2 stories	1 parking space
Single-family detached house	Adopted changes: October 2023		2,400 ft2	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
Single-family detached house + garage	1997 LUC		Square footage of all buildings up to 20% of the lot area + 1,000 ft2	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space



	Repealed 2022 code	House: 2,400 ft2 Each accessory building: 600 ft2	House: 2 stories Accessory buildings: Building height – 20 ft. Wall height – 13 feet	1 parking space
	Adopted changes: October 2023	House: 2,400 ft2 Each accessory building: 600 ft2	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Accessory buildings: Building height – 20 ft, or height of primary structure (house), whichever is lower. Wall height – 13 feet	1 parking space
Single-family detached house +	1997 LUC	Square footage of all buildings up to 20% of the lot area + 1,000 ft2	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space
garage + shed	Repealed 2022 code	House: 2,400 ft2 Each accessory building: 600 ft2	House: 2 stories Accessory buildings: Building height – 20 feet.	1 parking space



				Wall height – 13 feet	
	Adopted changes: October 2023		House: 2,400 ft2	House: 28 feet*	1 parking space
			All accessory buildings: 600 ft2	*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	
				Accessory buildings: Building height – 20 feet, or height of primary structure (house), whichever is lower. Wall height – 13 feet	
	1997 LUC Repealed 2022	Not allowed	NA House: 2,400 ft2	NA Duplex: 2 stories	NA House: 1 space
Single-family detached house + Accessory Dwelling Unit	code		ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory building: 600 ft2	ADU: Building height – 24 ft Wall height – 13 feet Accessory buildings: Building height – 20 feet. Wall height – 13 feet	
	Adopted changes: October 2023		House: 2,400 ft2	Duplex: 28 feet*	House: 1 space



			ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory building: 600 ft2	 *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. ADU: Building height – 24 ft, or height of primary building (house), whichever is lower Wall height – 13 feet Accessory buildings: Building height – 20 ft, or height of primary structure (house), whichever is less. Wall height – 13 feet 	ADU: 1 space	
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required	
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 25% of the area of the rear 50% of the lot						
i ne allowa	1997 LUC	Not allowed	NA	area of the rear 50% of NA	NA	
	Repealed 2022		Duplex: 40% of lot	Duplex: 2 stories	Parking spaces	
Duplex	code		area		PER UNIT:	
				Accessory	1 bedroom: 1	
				buildings: Building	2 bedrooms: 1.5	



			Each accessory building: 600 ft2	height – 20 feet. Wall height – 13 feet	3 bedrooms: 2 4+ bedrooms: 3
	Adopted changes: October 2023		Duplex: 40% of lot area Each accessory building: 600 ft2	Duplex: 2 stories Accessory buildings: Building height – 20 feet, or height of primary building (duplex) whichever is lower. Wall height – 13	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
	1997 LUC	Not allowed	NA	feet NA	NA
Duplex + Accessory Dwelling Unit	Repealed 2022 code		Duplex: 40% of lot area ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory building: 600 ft2	Duplex: 2 stories ADU: Building height – 24 ft Wall height – 13 feet Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces Duplex: PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3 ADU: 0
	Adopted changes: October 2023		Duplex: 40% of lot area ADU: Proportional to principle building but never more than 1,000 ft2	Duplex: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	Parking spaces Duplex: PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3 ADU: 1



Housing type(s) permitted	Code version	Specific restrictions	Each accessory building: 600 ft2	ADU: Building height – 24 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet Accessory buildings: Building height – 20 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet Height limit	Off-street, on-site parking required
			above a basement)		
Please note: Bac	kyard protections a	pply, would have app		o apply in all version	s of the code:
		ear half of a lot shall n			
Rowhouse, 3 units	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit had been deed- restricted as Affordable Housing for 99 years	Rowhouse: 40% of lot area Each accessory building: 600 ft2	Rowhouses: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	Adopted changes: October 2023	ONLY allowed if it meets at least ONE	Rowhouse: 40% of lot area	Rowhouses: 28 feet*	Parking spaces PER UNIT: 1 bedroom: 1



		of these requirements: - at least one unit will be deed- restricted as Affordable Housing for 60 years OR - Integrates existing structure	Each accessory building: 600 ft2	*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Accessory buildings: Building height – 20 ft, or height of primary building (rowhouse), whichever is lower. Wall height – 13 feet	2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
Apartment, 3 units	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit had been deed- restricted as Affordable Housing for 99 years	Apartment Bldg: 40% of lot area Each accessory building: 600 ft2	Apartment Bldg: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	Adopted changes: October 2023	ONLY allowed if it meets at least ONE of these requirements: - at least one unit will be deed- restricted as Affordable Housing for at least 60 years	Apartment Bldg: 40% of lot area Each accessory building: 600 ft2	Apartment Bldg: 35 ft Accessory buildings: Building height – 20 ft, or height of primary building (apartment), whichever is lower.	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3



	OR - Integrates existing structure		Wall height – 13 feet		
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code:					
The allowable floor area on the rear half of a lot shall not exceed 25% of the area of the rear 50% of the lot					

Current 1997 Land Use Code			
Housing type(s) permitted	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	Up to 20% of the lot area + 1,000 square feet	2 stories	1 parking space
Single-family detached house + garage	Up to 20% of the lot area + 1,000 square feet	House: 2 stories Garage: 1.5 stories	1 parking space
Single-family detached house + garage + shed	Up to 20% of the lot area + 1,000 square feet	House: 2 stories All accessory buildings: 1.5 stories	1 parking space

Code that was repealed in January 2023			
Housing type(s) permitted	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	Up to 2,400 square feet	2 stories	1 parking space
Single-family detached house + garage	Up to 2,400 square feet + 600 square feet	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space



Single-family detached house + garage + shed	Up to 2,400 square feet + up to 600 square feet for each accessory building	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
Single-family detached House + detached Accessory Dwelling Unit (ADU)	Up to 2,400 square feet for the house ADU proportional to the house, but never more than 1,000 square feet	House: 2 stories Detached ADU: Building height – 24 feet. Wall height – 13 feet	1 parking space
Single-family detached House + attached Accessory Dwelling Unit (ADU)	Up to 2,400 square feet for the house ADU up to 45% of the house (or the entire area of a basement)	2 stories	1 parking space
Duplex	Up to 40% of the lot area	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Duplex + detached ADU	Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but never more than 1,000 square feet	Duplex: 2 stories Detached ADU: Building height – 24 feet. Wall height – 13 feet	ADU: none Duplex: 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
3-unit Apartment building or 3-unit Rowhouse* *Only would have been allowed if at least 1 unit had been deed-	Up to 40% of the lot area	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20	1-bedroom units – 3 2-bedroom units – 3 3-bedroom units – 4 4+ bedroom units – 5



restricted as Affordable	feet. Wall height –	
Housing for 99 years	13 feet	

Proposed alternatives – Summer 2023			
Housing type(s) permitted	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	Up to 2,400 square feet	2 stories	1 parking space
Single-family detached house + garage	Up to 2,400 square feet + 600 square feet	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space
Single-family detached house + garage + shed	Up to 2,400 square feet + up to 600 square feet for each accessory building	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
Single-family detached House + detached Accessory Dwelling Unit (ADU)	Up to 2,400 square feet for the house ADU proportional to the house, but never more than 1,000 square feet	House: 2 stories Detached ADU: Height of the primary building or 24 feet, whichever is lower.	1 parking space + 1 parking space for ADU (= 2 parking spaces in total) Allow 1 tandem parking space to count towards off- street parking requirements
Single-family detached House + attached Accessory Dwelling Unit (ADU)	Up to 2,400 square feet for the house ADU up to 45% of the house (or the	2 stories	1 parking space + 1 parking space for ADU (= 2



	entire area of a basement)		parking spaces in total) Allow 1 tandem parking space to count towards off- street parking requirements
Duplex	Up to 40% of the lot area	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Duplex + detached ADU* *Proposed to only be allowed: If converts and integrates an existing structure, OR if at least 1 unit had been deed- restricted as Affordable Housing for 99 years	Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but never more than 1,000 square feet	Duplex: 2 stories Detached ADU: Height of the primary building or 24 feet, whichever is lower.	ADU: 1 Duplex: 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6 No parking bonus incentives for Affordable Housing projects containing fewer than 7 dwelling units
Triplex* *Proposed to only be allowed: If converts and integrates an existing structure,	Up to 40% of the lot area	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units – 3 2-bedroom units – 5 3-bedroom units – 6 4+ bedroom units – 9



OR if at least 1 unit	No parking bonus
had been deed-	incentives for
restricted as	Affordable
Affordable Housing for	Housing projects
99 years	containing fewer
	than 7 dwelling units



Neighborhood Conservation, Low Density (NCL), 100 or more feet wide, between 9,000 square feet and 9,999 square feet

*This document was created in July 2023.

*Every property in the city is unique. This information is meant to provide a general idea of what could potentially be built on a property or in a neighborhood and is not meant to replace or replicate a development review process conducted by City staff.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Please note: Bac The allowa	ckyard protections a ble floor area on the r	pply, would have app ear half of a lot shall n	blied, are proposed to ot exceed 25% of the	o apply in all version area of the rear 50% o	s of the code: of the lot
	1997 LUC		Square footage of all buildings up to 20% of the lot area + 1,000 ft2	2 stories	1 parking space
	Repealed 2022 code		2,400 ft2	House: 2 stories	1 parking space
Single-family detached house	Adopted changes: October 2023		2,400 ft2	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
Single-family detached house + garage	1997 LUC		Square footage of all buildings up to 20% of the lot area + 1,000 ft2	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space


	Repealed 2022 code	House: 2,40 Each acces building: 600	sory Accessory buildings: Building height – 20 ft. Wall height – 13	1 parking space
	Adopted changes: October 2023	House: 2,40 Each access building: 600	sory *may exceed 28' in	1 parking space
Single-family detached house +	1997 LUC	Square foota all buildings 20% of the le + 1,000 ft2	up to	1 parking space
garage + shed	Repealed 2022 code	House: 2,40 Each acces building: 600	sory Accessory	1 parking space



				Wall height – 13 feet	
	Adopted changes: October 2023		House: 2,400 ft2	House: 28 feet*	1 parking space
			All accessory buildings: 600 ft2	*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	
				buildings: Building height – 20 feet, or height of primary structure (house), whichever is lower. Wall height – 13 feet	
	1997 LUC	Not allowed	NA	NA Duplayu 2 atariaa	NA
Single-family detached house + Accessory Dwelling Unit	Repealed 2022 code		House: 2,400 ft2 ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory building: 600 ft2	Duplex: 2 stories ADU: Building height – 24 ft Wall height – 13 feet Accessory buildings: Building height – 20 feet. Wall height – 13 feet	House: 1 space
	Adopted changes: October 2023		House: 2,400 ft2	Duplex: 28 feet*	House: 1 space



			ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory building: 600 ft2	 *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. ADU: Building height – 24 ft, or height of primary building (house), whichever is lower Wall height – 13 feet Accessory buildings: Building height – 20 ft, or height of primary structure (house), whichever is less. Wall height – 13 feet 	ADU: 1 space
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 25% of the area of the rear 50% of the lot					
The allowa					
	1997 LUC Repealed 2022	Not allowed	NA Duplex: 40% of lot	NA Dupley: 2 stories	NA Parking spaces
Duplex	code		area	Duplex: 2 stories	Parking spaces PER UNIT:
Барісл			aica	Accessory	1 bedroom: 1
				buildings: Building	2 bedrooms: 1.5



			Each accessory building: 600 ft2	height – 20 feet. Wall height – 13 feet	3 bedrooms: 2 4+ bedrooms: 3
	Adopted changes: October 2023		Duplex: 40% of lot area Each accessory building: 600 ft2	Duplex: 2 stories Accessory buildings: Building height – 20 feet, or height of primary building (duplex) whichever is lower. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
	1997 LUC	Not allowed	NA	NA	NA
Duplex + Accessory Dwelling Unit	Repealed 2022 code		Duplex: 40% of lot area ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory building: 600 ft2	Duplex: 2 stories ADU: Building height – 24 ft Wall height – 13 feet Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces Duplex: PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3 ADU: 0
	Adopted changes: October 2023		Duplex: 40% of lot area ADU: Proportional to principle building but never more than 1,000 ft2	Duplex: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	Parking spaces Duplex: PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3 ADU: 1



			Each accessory building: 600 ft2	ADU: Building height – 24 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet Accessory buildings: Building height – 20 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet	
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
		pply, would have app			
		ear half of a lot shall n			
Rowhouse, 3 units	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit had been deed- restricted as Affordable Housing for 99 years	Rowhouse: 40% of lot area Each accessory building: 600 ft2	Rowhouses: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	Adopted changes: October 2023	ONLY allowed if it meets at least ONE	Rowhouse: 40% of lot area	Rowhouses: 28 feet*	Parking spaces PER UNIT: 1 bedroom: 1



		of these requirements: - at least one unit will be deed- restricted as Affordable Housing for 60 years OR - Integrates existing structure	Each accessory building: 600 ft2	*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Accessory buildings: Building height – 20 ft, or height of primary building (rowhouse), whichever is lower. Wall height – 13 feet	2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
Apartment, 3 units	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit had been deed- restricted as Affordable Housing for 99 years	Apartment Bldg: 40% of lot area Each accessory building: 600 ft2	Apartment Bldg: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	Adopted changes: October 2023	ONLY allowed if it meets at least ONE of these requirements: - at least one unit will be deed- restricted as Affordable Housing for at least 60 years	Apartment Bldg: 40% of lot area Each accessory building: 600 ft2	Apartment Bldg: 35 ft Accessory buildings: Building height – 20 ft, or height of primary building (apartment), whichever is lower.	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3



		OR - Integrates existing structure		Wall height – 13 feet	
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
		pply, would have app			
The allowa		ear half of a lot shall n			
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		1,200 – 1,500 ft2 maximum per cottage, on average	Cottages: 32 ft Accessory buildings: Building height – 20 ft. Wall	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5
			Minimum 1,400 ft2 of lot area per unit. Minimum 10 ft between cottages.	height – 13 feet	3 bedrooms: 2 4 bedrooms: 2.5
Cottage court			Unit count limited by physical limitations of the site, setbacks, parking requirement, backyard protections, height limits, etc.		
	Adopted changes: October 2023	ONLY allowed if at least one unit will be deed-restricted as Affordable housing for at least 60 years.	Unit count explicitly limited to 3 1,200 – 1,500 ft2 maximum per cottage, on average	Cottages: 32 ft Accessory buildings: Building height – 20 ft, or height of primary building	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4 bedrooms: 2.5



			Minimum 1,400 ft2 of lot area per unit. Minimum 10 ft between cottages.	(apartment), whichever is lower. Wall height – 13 feet	
Current 1997 Land Use Code					
Housing type(s) permitted	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required		
Single-family detached house	Up to 20% of the lot area + 1,000 square feet	2 stories	1 parking space		
Single-family detached house + garage	Up to 20% of the lot area + 1,000 square feet	House: 2 stories Garage: 1.5 stories	1 parking space		
Single-family detached house + garage + shed	Up to 20% of the lot area + 1,000 square feet	House: 2 stories All accessory buildings: 1.5 stories	1 parking space		

Code that was repealed in January 2023			
Housing type(s) permitted	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	Up to 2,400 square feet	2 stories	1 parking space
Single-family detached house + garage	Up to 2,400 square feet + 600 square feet	House: 2 stories	1 parking space



		1	¹
		Garage: Building height – 20 feet. Wall height – 13 feet	
Single-family detached house + garage + shed	Up to 2,400 square feet + up to 600 square feet for each accessory building	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
Single-family detached House + detached Accessory Dwelling Unit (ADU)	Up to 2,400 square feet for the house ADU proportional to the house, but never more than 1,000 square feet	House: 2 stories Detached ADU: Building height – 24 feet. Wall height – 13 feet	1 parking space
Single-family detached House + attached Accessory Dwelling Unit (ADU)	Up to 2,400 square feet for the house ADU up to 45% of the house (or the entire area of a basement)	2 stories	1 parking space
Duplex	Up to 40% of the lot area	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Duplex + detached ADU	Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but never more than 1,000 square feet	Duplex: 2 stories Detached ADU: Building height – 24 feet. Wall height – 13 feet	ADU: none Duplex: 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
3-unit Apartment building or 3-unit Rowhouse*	Up to 40% of the lot area	Primary building: 2 stories	1-bedroom units – 3 2-bedroom units – 3 3-bedroom units – 4



*Only would have been allowed if at least 1 unit had been deed- restricted as Affordable Housing for 99 years		Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	4+ bedroom units – 5
Cottage Court	Limited by green space requirements and parking requirements.	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units – 3 2-bedroom units – 3 3-bedroom units – 4 4+ bedroom units – 5

Proposed alternatives – Summer 2023			
Housing type(s) permitted	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	Up to 2,400 square feet	2 stories	1 parking space
Single-family detached house + garage	Up to 2,400 square feet + 600 square feet	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space
Single-family detached house + garage + shed	Up to 2,400 square feet + up to 600 square feet for each accessory building	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
Single-family detached House + detached Accessory Dwelling Unit (ADU)	Up to 2,400 square feet for the house ADU proportional to the house, but never more than 1,000 square feet	House: 2 stories Detached ADU: Height of the primary building or 24 feet, whichever is lower.	1 parking space + 1 parking space for ADU (= 2 parking spaces in total)



			Allow 1 tandem parking space to count towards off- street parking requirements
Single-family detached House + attached Accessory Dwelling Unit (ADU)	Up to 2,400 square feet for the house ADU up to 45% of the house (or the entire area of a basement)	2 stories	1 parking space + 1 parking space for ADU (= 2 parking spaces in total)
			Allow 1 tandem parking space to count towards off- street parking requirements
Duplex	Up to 40% of the lot area	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Duplex + detached ADU* *Proposed to only be allowed: If converts and integrates an existing structure,	Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but never more than 1,000 square feet	Duplex: 2 stories Detached ADU: Height of the primary building or 24 feet, whichever is lower.	ADU: 1 Duplex: 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
OR if at least 1 unit had been deed- restricted as			No parking bonus incentives for Affordable Housing projects



Affordable Housing for 99 years			containing fewer than 7 dwelling units
Triplex* *Proposed to only be allowed: If converts and integrates an existing structure, OR if at least 1 unit had been deed- restricted as Affordable Housing for 99 years	Up to 40% of the lot area	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units – 3 2-bedroom units – 5 3-bedroom units – 6 4+ bedroom units – 9 No parking bonus incentives for Affordable Housing projects containing fewer than 7 dwelling units
Cottage Court	Limited by green space requirements	Primary building: 2 stories	1-bedroom units — 3 2 bedroom units — 3
Proposed to not be	and parking	Accessory buildings	3-bedroom units – 4
allowed in RL	requirements.	(garage, shed): Building height 20 feet. Wall height – 13 feet	4 + bedroom units – 5



Neighborhood Conservation, Low Density (NCL), 100 or more feet wide, between 10,000 square feet and 11,999 square feet

*This document was created in July 2023.

*Every property in the city is unique. This information is meant to provide a general idea of what could potentially be built on a property or in a neighborhood and is not meant to replace or replicate a development review process conducted by City staff.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
				o apply in all version area of the rear 50% o	
	1997 LUC		Square footage of all buildings up to 30% of the lot area	2 stories	1 parking space
	Repealed 2022 code		2,400 ft2	House: 2 stories	1 parking space
Single-family detached house	Adopted changes: October 2023		2,400 ft2	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
Single-family detached house + garage	1997 LUC		Square footage of all buildings up to 30% of the lot area	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space
	Repealed 2022 code		House: 2,400 ft2	House: 2 stories	1 parking space



		Each accessory building: 600 ft2	Accessory buildings: Building height – 20 ft. Wall height – 13 feet	
	Adopted changes: October 2023	House: 2,400 ft2 Each accessory building: 600 ft2	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Accessory buildings: Building height – 20 ft, or height of primary structure (house), whichever is lower. Wall height – 13 feet	1 parking space
Single-family	1997 LUC	Square footage of all buildings up to 30% of the lot area	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space
detached house + garage + shed	Repealed 2022 code	House: 2,400 ft2 Each accessory building: 600 ft2	House: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space



	Adopted changes: October 2023		House: 2,400 ft2	House: 28 feet*	1 parking space
			All accessory buildings: 600 ft2	*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	
				Accessory buildings: Building height – 20 feet, or height of primary structure (house), whichever is lower. Wall height – 13 feet	
	1997 LUC	Not allowed	NA	NA	NA
Single-family detached house + Accessory Dwelling Unit	Repealed 2022 code		House: 2,400 ft2 ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory building: 600 ft2	Duplex: 2 stories ADU: Building height – 24 ft Wall height – 13 feet Accessory buildings: Building height – 20 feet. Wall height – 13 feet	House: 1 space
	Adopted changes: October 2023		House: 2,400 ft2	Duplex: 28 feet*	House: 1 space
			ADU: Proportional to principle building	*may exceed 28' in some cases by the	ADU: 1 space



			but never more than 1,000 ft2 Each accessory building: 600 ft2	height required to raise the building to comply with floodplain regulations. ADU: Building height – 24 ft, or height of primary building (house), whichever is lower Wall height – 13 feet Accessory buildings: Building height – 20 ft, or height of primary structure (house), whichever is less. Wall height – 13	
	O a da su ancient	Oracific	Tatal a museus	feet	Off strest on site
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
				o apply in all version	
The allowal				area of the rear 50% of	
	1997 LUC	Not allowed	NA Duplax: 40% of lat	NA Duplov: 2 storios	NA Darking appage
	Repealed 2022 code		Duplex: 40% of lot	Duplex: 2 stories	Parking spaces PER UNIT:
Duplex	CODE		area	Accessory	1 bedroom: 1
Duplex			Each accessory	buildings: Building	2 bedrooms: 1.5
			building: 600 ft2	height – 20 feet.	3 bedrooms: 2
					4+ bedrooms: 3



				Wall height – 13 feet	
	Adopted changes: October 2023		Duplex: 40% of lot area	Duplex: 2 stories	Parking spaces PER UNIT:
			Each accessory building: 600 ft2	Accessory buildings: Building height – 20 feet, or height of primary building (duplex) whichever is lower. Wall height – 13 feet	1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
	1997 LUC	Not allowed	NA	NA	NA
Duplex + Accessory Dwelling Unit	Repealed 2022 code		Duplex: 40% of lot area ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory building: 600 ft2	Duplex: 2 stories ADU: Building height – 24 ft Wall height – 13 feet Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces Duplex: PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3 ADU: 0
	Adopted changes: October 2023		Duplex: 40% of lot area ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory	Duplex: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	Parking spaces Duplex: PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3 ADU: 1
			building: 600 ft2		



Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	ADU: Building height – 24 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet Accessory buildings: Building height – 20 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet Height limit	Off-street, on-site parking required
				o apply in all version	
				area of the rear 50% of	
Rowhouse, 3 units	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit had been deed- restricted as Affordable Housing for 99 years	Rowhouse: 40% of lot area Each accessory building: 600 ft2	Rowhouses: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	Adopted changes: October 2023	ONLY allowed if it meets at least ONE of these requirements:	Rowhouse: 40% of lot area	Rowhouses: 28 feet*	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5



		 at least one unit will be deed- restricted as Affordable Housing for 60 years OR Integrates existing structure 	Each accessory building: 600 ft2	*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Accessory buildings: Building height – 20 ft, or height of primary building (rowhouse), whichever is lower. Wall height – 13 feet	3 bedrooms: 2 4+ bedrooms: 3
Apartment, 3 units	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit had been deed- restricted as Affordable Housing for 99 years	Apartment Bldg: 40% of lot area Each accessory building: 600 ft2	Apartment Bldg: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	Adopted changes: October 2023	ONLY allowed if it meets at least ONE of these requirements: - at least one unit will be deed- restricted as Affordable Housing for at least 60 years	Apartment Bldg: 40% of lot area Each accessory building: 600 ft2	Apartment Bldg: 35 ft Accessory buildings: Building height – 20 ft, or height of primary building (apartment), whichever is lower.	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3



		OR - Integrates existing structure		Wall height – 13 feet	
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
				o apply in all version area of the rear 50% (
	1997 LUC	Not allowed	NA	NA	NA
Cottage court	Repealed 2022 code		1,200 – 1,500 ft2 maximum per cottage, on average Minimum 1,400 ft2 of lot area per unit. Minimum 10 ft between cottages. Unit count limited by physical limitations of the site, setbacks, parking requirement, backyard protections, height limits, etc.	Cottages: 32 ft Accessory buildings: Building height – 20 ft. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4 bedrooms: 2.5
	Adopted changes: October 2023	ONLY allowed if at least one unit will be deed-restricted as Affordable housing for at least 60 years.	Unit count explicitly limited to 3 1,200 – 1,500 ft2 maximum per cottage, on average	Cottages: 32 ft Accessory buildings: Building height – 20 ft, or height of primary building	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4 bedrooms: 2.5



	Minimum 1,400 ft2 of lot area per unit. Minimum 10 ft between cottages.	(apartment), whichever is lower. Wall height – 13 feet	

Current 1997 Land Use Code			
Housing type(s) permitted	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached	Up to 30% of the lot	2 stories	1 parking space
house	area		
Single-family detached	Up to 30% of the lot	House: 2 stories	1 parking space
house + garage	area	Garage: 1.5 stories	
Single-family detached	Up to 30% of the lot	House: 2 stories	1 parking space
house + garage + shed	area	All accessory	
		buildings: 1.5 stories	

Code that was repealed in January 2023			
Housing type(s) permitted	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	Up to 2,400 square feet	2 stories	1 parking space
Single-family detached house + garage	Up to 2,400 square feet + 600 square feet	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space



Single-family detached house + garage + shed	Up to 2,400 square feet + up to 600 square feet for each accessory building	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space
Single-family detached House + detached Accessory Dwelling Unit (ADU)	Up to 2,400 square feet for the house ADU proportional to the house, but never more than 1,000 square feet	House: 2 stories Detached ADU: Building height – 24 feet. Wall height – 13 feet	1 parking space
Single-family detached House + attached Accessory Dwelling Unit (ADU)	Up to 2,400 square feet for the house ADU up to 45% of the house (or the entire area of a basement)	2 stories	1 parking space
Duplex	Up to 40% of the lot area	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Duplex + detached ADU	Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but never more than 1,000 square feet	Duplex: 2 stories Detached ADU: Building height – 24 feet. Wall height – 13 feet	ADU: none Duplex: 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
3-unit Apartment building or 3-unit Rowhouse* *Only would have been allowed if at least 1 unit had been deed-	Up to 40% of the lot area	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units – 3 2-bedroom units – 3 3-bedroom units – 4 4+ bedroom units – 5



restricted as Affordable Housing for 99 years			
Cottage Court	Limited by green space requirements and parking requirements.	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units – 3 2-bedroom units – 3 3-bedroom units – 4 4+ bedroom units – 5

Proposed alternatives – Summer 2023			
Housing type(s) permitted	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	Up to 2,400 square feet	2 stories	1 parking space
Single-family detached house + garage	Up to 2,400 square feet + 600 square feet	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space
Single-family detached house + garage + shed	Up to 2,400 square feet + up to 600 square feet for each accessory building	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space
Single-family detached House + detached Accessory Dwelling Unit (ADU)	Up to 2,400 square feet for the house ADU proportional to the house, but never more than 1,000 square feet	House: 2 stories Detached ADU: Height of the primary building or 24 feet, whichever is lower.	1 parking space + 1 parking space for ADU (= 2 parking spaces in total)
			Allow 1 tandem parking space to count towards off-



			street parking requirements
Single-family detached House + attached Accessory Dwelling Unit (ADU)	Up to 2,400 square feet for the house ADU up to 45% of the house (or the entire area of a basement)	2 stories	1 parking space + 1 parking space for ADU (= 2 parking spaces in total) Allow 1 tandem parking space to count towards off- street parking requirements
Duplex	Up to 40% of the lot area	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Duplex + detached ADU* *Proposed to only be allowed: If converts and integrates an existing structure, OR if at least 1 unit had been deed- restricted as Affordable Housing for 99 years	Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but never more than 1,000 square feet	Duplex: 2 stories Detached ADU: Height of the primary building or 24 feet, whichever is lower.	ADU: 1 Duplex: 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6 No parking bonus incentives for Affordable Housing projects containing fewer than 7 dwelling units



Triplex* *Proposed to only be allowed: If converts and integrates an existing structure, OR if at least 1 unit had been deed- restricted as Affordable Housing for 99 years	Up to 40% of the lot area	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units – 3 2-bedroom units – 5 3-bedroom units – 6 4+ bedroom units – 9 No parking bonus incentives for Affordable Housing projects containing fewer than 7 dwelling units
Cottage Court Proposed to not be allowed in RL	Limited by green space requirements and parking requirements.	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units — 3 2 bedroom units — 3 3 bedroom units — 4 4+ bedroom units — 5



Neighborhood Conservation, Low Density (NCL), 100 or more feet wide, 12,000 square feet or larger *This document was created in July 2023.

*Every property in the city is unique. This information is meant to provide a general idea of what could potentially be built on a property or in a neighborhood and is not meant to replace or replicate a development review process conducted by City staff.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
			plied, are proposed t not exceed 25% of the		
	1997 LUC		Square footage of all buildings up to 30% of the lot area	2 stories	1 parking space
	Repealed 2022 code		2,400 ft2	House: 2 stories	1 parking space
Single-family detached house	Adopted changes: October 2023		2,400 ft2	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
Single-family detached house + garage	1997 LUC		Square footage of all buildings up to 30% of the lot area	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space
	Repealed 2022 code		House: 2,400 ft2	House: 2 stories	1 parking space



			ccessory Accessory : 600 ft2 buildings: height – 20 Wall heigh feet	Building) ft.
	Adopted changes: October 2023	Each a	2,400 ft2 ccessory : 600 ft2 : 700 ft2 :	eed 28' in es by the uired to uilding to th S. / Building D ft, or rimary house), is lower.
Single-family	1997 LUC	all build	footage of lings up to the lot area buildings: height – 20 Eave heigh	Building) ft
detached house + garage + shed	Repealed 2022 code	Each a	2,400 ft2 ccessory : 600 ft2 buildings: height – 20 Wall heigh feet	stories 1 parking space / Building) feet.



	Adopted changes: October 2023	ŀ	House: 2,400 ft2	House: 28 feet*	1 parking space
			All accessory buildings: 600 ft2	*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	
				Accessory buildings: Building height – 20 feet, or height of primary structure (house), whichever is lower. Wall height – 13 feet	
Single-family detached house + Accessory Dwelling Unit	1997 LUC	2	Square footage of all buildings up to 30% of the lot area	2 stories Carriage house (ADU): Building height – 24 ft Eave height – 13 ft Accessory buildings: Building height – 20 ft Eave height – 13 ft	House: 1 parking space Carriage house (ADU): 1 parking space per bedroom
	Repealed 2022 code	/ t t	House: 2,400 ft2 ADU: Proportional to principle building but never more than 1,000 ft2	Duplex: 2 stories ADU: Building height – 24 ft Wall height – 13 feet	House: 1 space



Housing type(s)	Code version	Specific restrictions	Total square footage (all floors	height of primary structure (house), whichever is less. Wall height – 13 feet Height limit	Off-street, on-site parking required
				Accessory buildings: Building height – 20 ft, or	
				ADU: Building height – 24 ft, or height of primary building (house), whichever is lower Wall height – 13 feet	
	Adopted changes: October 2023		House: 2,400 ft2 ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory building: 600 ft2	Wall height – 13 feet Duplex: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	House: 1 space ADU: 1 space
			Each accessory building: 600 ft2	Accessory buildings: Building height – 20 feet.	



			above a basement)		
			pplied, are proposed t Il not exceed 25% of the		
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		Duplex: 40% of lot area Each accessory building: 600 ft2	Duplex: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
Duplex	Adopted changes: October 2023		Duplex: 40% of lot area Each accessory building: 600 ft2	Duplex: 2 stories Accessory buildings: Building height – 20 feet, or height of primary building (duplex) whichever is lower. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
	1997 LUC	Not allowed	NA	NA	NA
Duplex + Accessory Dwelling Unit	Repealed 2022 code		Duplex: 40% of lot area ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory building: 600 ft2	Duplex: 2 stories ADU: Building height – 24 ft Wall height – 13 feet Accessory buildings: Building height – 20 feet. Wall height – 13	Parking spaces Duplex: PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3 ADU: 0



	Adopted changes: October 2023		Duplex: 40% of lot area ADU: Proportional to principle building but never more than 1,000 ft2 Each accessory building: 600 ft2	Duplex: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. ADU: Building height – 24 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet Accessory buildings: Building height – 20 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet	Parking spaces Duplex: PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3 ADU: 1
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code:					
				area of the rear 50% of	
Rowhouse, 3 units	1997 LUC	Not allowed	NA D	NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit had	Rowhouse: 40% of lot area	Rowhouses: 2 stories	Parking spaces PER UNIT:



		been deed- restricted as Affordable Housing for 99 years	Each accessory building: 600 ft2	Accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	Adopted changes: October 2023	ONLY allowed if it meets at least ONE of these requirements: - at least one unit will be deed- restricted as Affordable Housing for 60 years OR - Integrates existing structure	Rowhouse: 40% of lot area Each accessory building: 600 ft2	Rowhouses: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Accessory buildings: Building height – 20 ft, or height of primary building (rowhouse), whichever is lower. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
Apartment, 3 units	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit had been deed- restricted as Affordable Housing for 99 years	Apartment Bldg: 40% of lot area Each accessory building: 600 ft2	Apartment Bldg: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5



	Adopted changes: October 2023	ONLY allowed if it meets at least ONE of these requirements: - at least one unit will be deed- restricted as Affordable Housing for at least 60 years OR - Integrates existing structure	Apartment Bldg: 40% of lot area Each accessory building: 600 ft2	Apartment Bldg: 35 ft Accessory buildings: Building height – 20 ft, or height of primary building (apartment), whichever is lower. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3			
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required			
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 25% of the area of the rear 50% of the lot								
	1997 LUC	Not allowed	NA	NA	NA			
Cottage court	Repealed 2022 code		1,200 – 1,500 ft2 maximum per cottage, on average Minimum 1,400 ft2 of lot area per unit. Minimum 10 ft between cottages. Unit count limited by physical limitations of the site, setbacks, parking requirement,	Cottages: 32 ft Accessory buildings: Building height – 20 ft. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4 bedrooms: 2.5			



Adopted changes: ONLY allowed if a least one unit will be deed-restricted as Affordable housing for at least 60 years.	limited to 3 1,200 – 1,500 ft2	Cottages: 32 ft Accessory buildings: Building height – 20 ft, or height of primary building (apartment), whichever is lower. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4 bedrooms: 2.5
--	-----------------------------------	---	--

