

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- The repealed 2022 code, which City Council had adopted in November of 2022 and repealed in January of 2023.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of this guide, you will find a "quiz" that will give you a sense of what currently exists, what had been adopted/repealed, and what is currently being proposed for any property of a given size (lot width and lot area).

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Neighborhood Conservation, Low Density District (NCL) Summary:

Allowed housing types:


 **Green text** indicates changes between the repealed 2022 code and the Adopted changes from October 2023

Housing type	1997 Land Use Code	Repealed 2022 code	Adopted changes: October 2023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: <i>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>			
Single family detached house	<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> - 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	<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: 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: none 	<ul style="list-style-type: 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	<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: none"> - 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	<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: 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	<ul style="list-style-type: none"> - 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	<ul style="list-style-type: none"> - 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 	<p>Must either:</p> <ul style="list-style-type: none"> - integrate existing structure <p>OR</p> <ul style="list-style-type: none"> - contain one unit that is deed-restricted as Affordable Housing for 60 years.

			<ul style="list-style-type: none"> - 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
Cottage court	Not allowed	<ul style="list-style-type: none"> - Allowed on lots exceeding 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 	<p>Must either:</p> <ul style="list-style-type: none"> - integrate existing structure OR - contain one unit that is deed-restricted as Affordable Housing for 60 years. <ul style="list-style-type: none"> - 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?

 Green text indicates changes between the repealed 2022 code and the adopted changes from October 2023

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: <i>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>			
Less than 4,000 ft ²	Non-conforming; no additional dwelling units can be added to this lot - Accessory structures (shed, garage, etc.) 600 ft ²	Non-conforming; no additional dwelling units could have been added to this lot - Accessory structures (shed, garage, etc.) 600 ft ²	Non-conforming; no additional dwelling units will be allowed to be added to this lot - Accessory structures (shed, garage, etc.) 600 ft ²
4,000 to 4,499 ft ²	Non-conforming; no additional dwelling units can be added to this lot - Accessory structures (shed, garage, etc.) 600 ft ²	Non-conforming; no additional dwelling units could have been added to this lot - Accessory structures (shed, garage, etc.) 600 ft ²	Non-conforming; no additional dwelling units will be allowed to be added to this lot - Accessory structures (shed, garage, etc.) 600 ft ²
4,500 to 4,999 ft ²	Non-conforming; no additional dwelling units can be added to this lot - Accessory structures (shed, garage, etc.) 600 ft ²	- Detached house (2,400 ft ²) - Duplex (40% of lot area) - ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft ²) - Rowhouse 2-3 (40% of lot area) - Apartment building, 3 max (40% of lot area) - Accessory structures (shed, garage, etc.) 600 ft ²	- Detached house (2,400 ft ²) - Duplex (40% of lot area) - ADU with house but not duplex (proportional to house; never more than 1,000 ft ²) - Accessory structures (shed, garage, etc.) 600 ft ² - No rowhouse, no apartment building
5,000 to 5,999 ft ²	- Single-family detached house (25% of lot area + 1,000 for all structures in total)	- Detached house (2,400 ft ²) - Duplex (40% of lot area)	- Detached house (2,400 ft ²) - Duplex (40% of lot area)


	<ul style="list-style-type: none"> - The above calculations include any accessory structures (up to 600ft² each) - Accessory structures (shed, garage, etc.) 600 ft² 	<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: none"> - 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 ft ²	<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: none"> - 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 ft ² ; less than 100 ft wide	<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: none"> - 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 ft ² ; 100 ft wide or wider	<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: none"> - 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 ft ² ; less than 100 ft wide	<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: none"> - 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 to 11,999 ft ² ; 100 ft wide or wider	<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: none"> - 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 ft ² or larger; less than 100 ft wide	<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: none"> - 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 ft ² or larger; 100 ft wide or wider	<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: none"> - 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
<p>Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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></p>			


Building height

 Green text indicates changes between the repealed 2022 code and the adopted changes from October 2023

Building type	1997 Land Use Code	Repealed 2022 code	Adopted changes: October 2023
<p>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 step backs (for upper stories) apply, would have applied, or are proposed to continue to apply under all versions of the code.</p>			

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

 Green text indicates changes between the repealed 2022 code and the adopted changes from October 2023

	1997 Land Use Code		Repealed 2022 code		Adopted changes: 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 1 or less br: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 2.5	PER UNIT 1 or less br: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 2.5	PER UNIT 1 or less br: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 2.5	PER UNIT 1 or less br: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 2.5
Duplex, multi- unit	PER UNIT 1 or less br: 1.5 2 bedrooms: 1.75 3 bedrooms: 2 4+ bedrooms: 3	PER UNIT 1 or less br: 1.5 2 bedrooms: 1.75 3 bedrooms: 2 4+ bedrooms: 3	PER UNIT 1 or less br: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3	PER UNIT 1 or less br: .75 2 bedrooms: 1.75 3 bedrooms: 2 4+ bedrooms: 3	PER UNIT 1 or less br: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3	ONLY APPLIES TO 7+ UNIT PROJECTS. WOULD NOT APPLY IN NCL 1 or less br: .75 2 bedrooms: 1.75 3 bedrooms: 2 4+ bedrooms: 3

Affordable Housing Rules and Incentives

 Green text indicates changes between the repealed 2022 code and the adopted changes from October 2023

	1997 Land Use Code	Repealed 2022 code		Adopted changes: October 2023	
Housing density incentives	None	- Apartment buildings, 3 units on lots larger than 4,500 ft ² - Rowhouses, 3 units on lots larger than 4,500 ft ²		- Apartment buildings, 3 units on lots larger than 6,000. - Cottage Court, 3 units on lots larger than 9,000 ft² and at least 100 ft wide. - No Rowhouses allowed.	
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

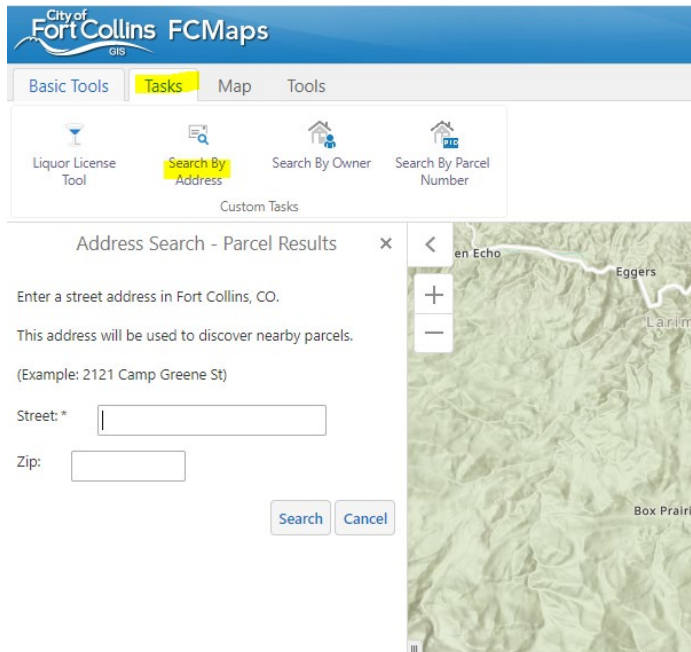
duplex and multi-unit buildings		2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3	2 bedrooms: 1.75 3 bedrooms: 2 4+ bedrooms: 2.5	2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3	2 bedrooms: 1.75 3 bedrooms: 2 4+ bedrooms: 2.5 *Would only apply to projects with at least 7 units/ NONE IN THE NCM ZONE
Projects 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: Sale: Individuals earning 60% or less of Area Median Income Lease: Individuals earning 60% or less of Area Median Income	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: Sale: Individuals earning 100% or less of Area Median Income Lease: Individuals earning 80% or less of Area Median Income	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 60 years: Sale: Individuals earning 100% or less of Area Median Income Lease: Individuals earning 80% or less of Area Median Income		
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>

1. 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.



City of Fort Collins FCMaps

Basic Tools **Tasks** Map Tools

Liquor License Tool **Search By Address** Search By Owner Search By Parcel Number

Custom Tasks

Address Search - Parcel Results

Enter a street address in Fort Collins, CO.
This address will be used to discover nearby parcels.
(Example: 2121 Camp Greene St)

Street: *

Zip:

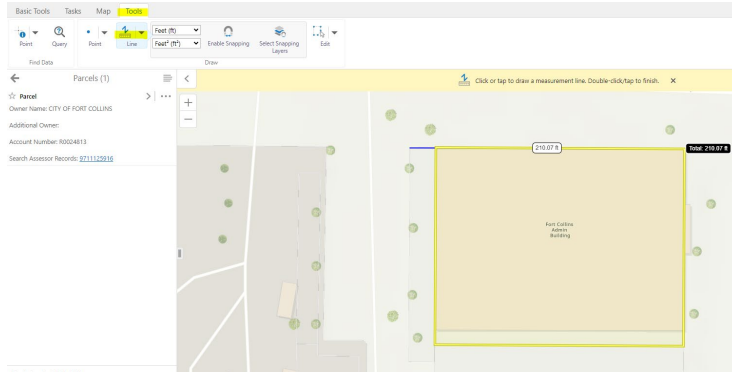
2. Measure your approximate lot width.
Select the “Tools” tab at the top of the page.
Select the “Line” tool.
Measure across the front of your lot where it meets the street. For wedge-shaped or unusual shaped lots, measure across the front of your lot, 15 feet interior to where it meets the street (often this is flush with the front of the building).

[My lot is fewer than 40 feet wide.](#)

[My lot is 40 – 99 feet wide.](#)

[My 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](#)
- [12,000 square feet or larger](#)

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.

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
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.	<p>accessory building may be up to 600 ft².</p> <p>For a new house: No new house could have been built on this property.</p>		
	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.	<p>For an existing house: A 25% expansion of existing floor area, up to 2,400 feet² Each accessory building may be up to 600 ft².</p> <p>For a new house: No new house will be allowed to be built on this property.</p>	<p>28 feet*</p> <p>*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p>	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.	<p>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 ft²</p>	<p>House: 2 stories</p> <p>Garage: 1.5 stories</p>	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

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. 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 ft ² . 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	*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 . 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	For an existing house: House: A 25% expansion of	House: 28 feet* *may exceed 28' in some cases by the	1 parking space

		<p>District is proposed to be 4,500 square feet. The minimum lot width in the NCL Zone District is 40 feet.</p>	<p>existing floor area, up to 2,400 feet². Each accessory building may be up to 600 ft²</p> <p>For a new house: no new structure would have been allowed to be built on this property.</p>	<p>height required to raise the building to comply with floodplain regulations.</p> <p>All accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	
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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.

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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
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 ft ² 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

			<p>feet² Each accessory building may be up to 600 ft².</p> <p>For a new house: No new house could have been built on this property.</p>		
	Adopted changes: October 2023	*This lot is non-conforming. The minimum lot width in the NCL Zone District is 40 feet.	<p>For an existing house: A 25% expansion of existing floor area, up to 2,400 feet² Each accessory building may be up to 600 ft².</p> <p>For a new house: No new house will be allowed to be built on this property.</p>	<p>28 feet*</p> <p>*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p>	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.	<p>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 ft²</p>	<p>House: 2 stories</p> <p>Garage: 1.5 stories</p>	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	*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% 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
	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 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	House: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with	1 parking space

			<p>building may be up to 600 ft²</p> <p>For a new house: no new structure would have been allowed to be built on this property.</p>	<p>floodplain regulations.</p> <p>All accessory buildings:</p> <ul style="list-style-type: none">- Building: 20 feet, or as tall as the primary building, whichever is less- Wall: 13 feet	
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Neighborhood Conservation, Low Density (NCL), less than 40 feet wide, between 5,000 and 5,999 square feet

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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
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 ft ² 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 ft ² . 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 ft ² . 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 ft ² of the lot area in total. Each accessory building	House: 2 stories Garage: 1.5 stories	1 parking space

			<p>may be up to 600 ft²</p> <p>For a new house: no new structures can be built on this property.</p>		
	Repealed 2022 code	*This lot is non-conforming. The minimum lot width in the NCL Zone District is 40 feet.	<p>For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet². Each accessory building may be up to 600 ft²</p> <p>For a new house: no new structure would have been allowed to be built on this property.</p>	<p>House: 2 stories</p> <p>Garage: Building height – 20 feet. Wall height – 13 feet</p>	1 parking space
	Adopted changes: October 2023	*This lot is non-conforming. The minimum lot width in the NCL Zone District is 40 feet.	<p>For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet². Each accessory building may be up to 600 ft²</p> <p>For a new house: no new structure would have been</p>	<p>House: 28 feet*</p> <p>*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>Garage: - Building: 20 feet, or as tall as the</p>	1 parking space

			allowed to be built on this property.	primary building, whichever is less - Wall: 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. 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 ft ² 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
	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

		<p>minimum lot width in the NCL Zone District is 40 feet.</p>	<p>House: A 25% expansion of existing floor area, up to 2,400 feet². Each accessory building may be up to 600 ft²</p> <p>For a new house: no new structure would have been allowed to be built on this property.</p>	<p>*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>All accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	
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Neighborhood Conservation, Low Density (NCL), less than 40 feet wide, between 6,000 and 8,999 square feet

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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
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 ft ² 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

			<p>may be up to 600 ft².</p> <p>For a new house: No new house could have been built on this property.</p>		
	Adopted changes: October 2023	*This lot is non-conforming. The minimum lot width in the NCL Zone District is 40 feet.	<p>For an existing house: A 25% expansion of existing floor area, up to 2,400 feet² Each accessory building may be up to 600 ft².</p> <p>For a new house: No new house will be allowed to be built on this property.</p>	<p>28 feet*</p> <p>*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p>	1 parking space
Single-family detached house + garage	1997 LUC	*This lot is non-conforming. The minimum lot width in the NCL Zone District is 40 feet.	<p>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 ft²</p>	<p>House: 2 stories</p> <p>Garage: 1.5 stories</p>	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	*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 ft ² 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
	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 minimum lot width in the NCL Zone District is 40 feet.	For an existing house: House: A 25% expansion of existing floor area,	House: 28 feet* *may exceed 28' in some cases by the height required to	1 parking space

			<p>up to 2,400 feet² Each accessory building may be up to 600 ft²</p> <p>For a new house: no new structure would have been allowed to be built on this property.</p>	<p>raise the building to comply with floodplain regulations.</p> <p>All accessory buildings:</p> <ul style="list-style-type: none">- Building: 20 feet, or as tall as the primary building, whichever is less- Wall: 13 feet	
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Neighborhood Conservation, Low Density (NCL), less than 40 feet wide, between 9,000 and 9,999 square feet

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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
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 ft ² 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

			<p>feet² Each accessory building may be up to 600 ft².</p> <p>For a new house: No new house could have been built on this property.</p>		
	Adopted changes: October 2023	*This lot is non-conforming. The minimum lot width in the NCL Zone District is 40 feet.	<p>For an existing house: A 25% expansion of existing floor area, up to 2,400 feet² Each accessory building may be up to 600 ft².</p> <p>For a new house: No new house will be allowed to be built on this property.</p>	<p>28 feet*</p> <p>*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p>	1 parking space
Single-family detached house + garage	1997 LUC	*This lot is non-conforming. The minimum lot width in the NCL Zone District is 40 feet.	<p>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 ft²</p>	<p>House: 2 stories</p> <p>Garage: 1.5 stories</p>	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	*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 ft ² 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
	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 minimum lot width in the NCL Zone District is 40 feet.	For an existing house: House: A 25% expansion of existing floor area,	House: 28 feet* *may exceed 28' in some cases by the height required to	1 parking space

			<p>up to 2,400 feet² Each accessory building may be up to 600 ft²</p> <p>For a new house: no new structure would have been allowed to be built on this property.</p>	<p>raise the building to comply with floodplain regulations.</p> <p>All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet</p>	
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Neighborhood Conservation, Low Density (NCL), less than 40 feet wide, between 10,000 and 11,999 square feet

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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
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

			<p>accessory building may be up to 600 ft².</p> <p>For a new house: No new house could have been built on this property.</p>		
	Adopted changes: October 2023	*This lot is non-conforming. The minimum lot width in the NCL Zone District is 40 feet.	<p>For an existing house: A 25% expansion of existing floor area, up to 2,400 feet² Each accessory building may be up to 600 ft².</p> <p>For a new house: No new house will be allowed to be built on this property.</p>	<p>28 feet*</p> <p>*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p>	1 parking space
Single-family detached house + garage	1997 LUC	*This lot is non-conforming. The minimum lot width in the NCL Zone District is 40 feet.	<p>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 ft²</p>	<p>House: 2 stories</p> <p>Garage: 1.5 stories</p>	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

Single-family detached house + garage + shed	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 ft ² . 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	*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.	<p>existing floor area, up to 2,400 feet². Each accessory building may be up to 600 ft²</p> <p>For a new house: no new structure would have been allowed to be built on this property.</p>	<p>height required to raise the building to comply with floodplain regulations.</p> <p>All accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	
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Neighborhood Conservation, Low Density (NCL), less than 40 feet wide, 12,000 square feet or larger

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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
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

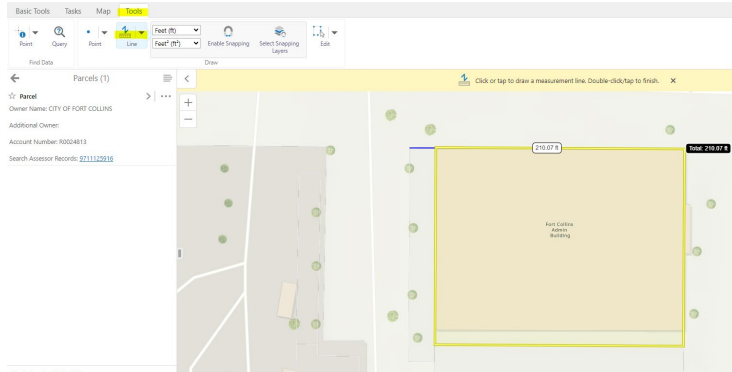
			<p>accessory building may be up to 600 ft².</p> <p>For a new house: No new house could have been built on this property.</p>		
	Adopted changes: October 2023	*This lot is non-conforming. The minimum lot width in the NCL Zone District is 40 feet.	<p>For an existing house: A 25% expansion of existing floor area, up to 2,400 feet² Each accessory building may be up to 600 ft².</p> <p>For a new house: No new house will be allowed to be built on this property.</p>	<p>28 feet*</p> <p>*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p>	1 parking space
Single-family detached house + garage	1997 LUC	*This lot is non-conforming. The minimum lot width in the NCL Zone District is 40 feet.	<p>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 ft²</p>	<p>House: 2 stories</p> <p>Garage: 1.5 stories</p>	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

Single-family detached house + garage + shed	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 ft ² . 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	*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.	<p>existing floor area, up to 2,400 feet² Each accessory building may be up to 600 ft²</p> <p>For a new house: no new structure would have been allowed to be built on this property.</p>	<p>height required to raise the building to comply with floodplain regulations.</p> <p>All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet</p>	
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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.

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
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 ft ² . 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 ft ² . 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.	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 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.	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

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 ft ² . 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	*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 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	For an existing house: House: A 25% expansion of	House: 28 feet* *may exceed 28' in some cases by the	1 parking space

		<p>District is proposed to be 4,500 square feet.</p>	<p>existing floor area, up to 2,400 feet² Each accessory building may be up to 600 ft²</p> <p>For a new house: no new structure would have been allowed to be built on this property.</p>	<p>height required to raise the building to comply with floodplain regulations.</p> <p>All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet</p>	
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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.

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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
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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>					
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 ft ²	House: 2 stories	1 parking space

	Adopted changes: October 2023		2,400 ft ²	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 ft ² Each accessory building: 600 ft ²	House: 2 stories Accessory buildings: Building height – 20 ft. Wall height – 13 feet	1 parking space
	Adopted changes: October 2023		House: 2,400 ft ² Each accessory building: 600 ft ²	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 ft ² . 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 ft ² Each accessory building: 600 ft ²	House: 2 stories Accessory buildings: Building height – 20 feet.	1 parking space

				Wall height – 13 feet	
	Adopted changes: October 2023		House: 2,400 ft ² All accessory buildings: 600 ft ²	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
Single-family detached house + Accessory Dwelling Unit	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		House: 2,400 ft ² ADU: Proportional to principle building but never more than 1,000 ft ² Each accessory building: 600 ft ²	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 ft ²	Duplex: 28 feet*	House: 1 space

			<p>ADU: Proportional to principle building but never more than 1,000 ft²</p> <p>Each accessory building: 600 ft²</p>	<p>*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>ADU: Building height – 24 ft, or height of primary building (house), whichever is lower Wall height – 13 feet</p> <p>Accessory buildings: Building height – 20 ft, or height of primary structure (house), whichever is less. Wall height – 13 feet</p>	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
<p>Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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></p>					
Duplex	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		Duplex: 40% of lot area	<p>Duplex: 2 stories</p> <p>Accessory buildings: Building</p>	<p>Parking spaces PER UNIT:</p> <p>1 bedroom: 1</p> <p>2 bedrooms: 1.5</p>

			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
Duplex + Accessory Dwelling Unit	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 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
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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

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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 ft ²	2 stories	1 parking space
	Repealed 2022 code		2,400 ft ²	House: 2 stories	1 parking space
	Adopted changes: October 2023		2,400 ft ²	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.	
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.	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 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.	1 parking space

				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.	Square footage of all buildings up to 20% of the lot area + 1000 ft ²	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space
	Repealed 2022 code		House: 2,400 ft ² Each accessory building: 600 ft ²	House: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes: October 2023		House: 2,400 ft ² All accessory buildings: 600 ft ²	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 ft ² ADU: Proportional to principle building but never more than 1,000 ft ² Each accessory building: 600 ft ²	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 ft ² ADU: Proportional to principle building but never more than 1,000 ft ² Each accessory building: 600 ft ²	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 (house), whichever is lower Wall height – 13 feet Accessory buildings: Building height – 20 ft, or height of primary	House: 1 space ADU: 1 space

				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
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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>					
Duplex	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		Duplex: 40% of lot area Each accessory building: 600 ft ²	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
	Adopted changes: October 2023		Duplex: 40% of lot area Each accessory building: 600 ft ²	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
Duplex + Accessory Dwelling Unit	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 ft ²	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

			Each accessory building: 600 ft2	Accessory buildings: Building height – 20 feet. Wall height – 13 feet	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
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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>					
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	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	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 6,000 square feet and 8,999 square feet

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Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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>					
Single-family detached house	1997 LUC		Square footage of all buildings up to 20% of the lot area + 1000 ft ²	2 stories	1 parking space
	Repealed 2022 code		2,400 ft ²	House: 2 stories	1 parking space
	Adopted changes: October 2023		2,400 ft ²	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 ft ²	2 stories Accessory buildings: Building height – 20 ft	1 parking space

	Repealed 2022 code		House: 2,400 ft ² Each accessory building: 600 ft ²	Eave height – 13 ft House: 2 stories Accessory buildings: Building height – 20 ft. Wall height – 13 feet	1 parking space
	Adopted changes: October 2023		House: 2,400 ft ² Each accessory building: 600 ft ²	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 + garage + shed	1997 LUC		Square footage of all buildings up to 20% of the lot area + 1000 ft ²	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space
	Repealed 2022 code		House: 2,400 ft ² Each accessory building: 600 ft ²	House: 2 stories Accessory buildings: Building	1 parking space

				height – 20 feet. Wall height – 13 feet	
	Adopted changes: October 2023		House: 2,400 ft ² All accessory buildings: 600 ft ²	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
Single-family detached house + Accessory Dwelling Unit	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		House: 2,400 ft ² ADU: Proportional to principle building but never more than 1,000 ft ² Each accessory building: 600 ft ²	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 ft ² ADU: Proportional to principle building but never more than 1,000 ft ² Each accessory building: 600 ft ²	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 (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	House: 1 space 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: <i>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>					
Duplex	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		Duplex: 40% of lot area	Duplex: 2 stories	Parking spaces PER UNIT:

			Each accessory building: 600 ft ²	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 ft ²	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
Duplex + Accessory Dwelling Unit	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 ft ² Each accessory building: 600 ft ²	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 ft ²	Duplex: 28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with	Parking spaces Duplex: PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3

			Each accessory building: 600 ft ²	<p>floodplain regulations.</p> <p>ADU: Building height – 24 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet</p> <p>Accessory buildings: Building height – 20 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet</p>	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
<p>Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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></p>					
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	<p>Rowhouse: 40% of lot area</p> <p>Each accessory building: 600 ft²</p>	<p>Rowhouses: 2 stories</p> <p>Accessory buildings: Building height – 20 feet. Wall height – 13 feet</p>	<p>Parking spaces PER UNIT:</p> <p>1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5</p>

	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	
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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: <i>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>					
Single-family detached house	1997 LUC		Square footage of all buildings up to 20% of the lot area + 1000 ft ²	2 stories	1 parking space
	Repealed 2022 code		2,400 ft ²	House: 2 stories	1 parking space
	Adopted changes: October 2023		2,400 ft ²	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 ft ²	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space

	Repealed 2022 code		House: 2,400 ft ² Each accessory building: 600 ft ²	House: 2 stories Accessory buildings: Building height – 20 ft. Wall height – 13 feet	1 parking space
	Adopted changes: October 2023		House: 2,400 ft ² Each accessory building: 600 ft ²	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 + garage + shed	1997 LUC		Square footage of all buildings up to 20% of the lot area + 1000 ft ²	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space
	Repealed 2022 code		House: 2,400 ft ² Each accessory building: 600 ft ²	House: 2 stories Accessory buildings: Building height – 20 feet.	1 parking space

				Wall height – 13 feet	
	Adopted changes: October 2023		House: 2,400 ft ² All accessory buildings: 600 ft ²	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
Single-family detached house + Accessory Dwelling Unit	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		House: 2,400 ft ² ADU: Proportional to principle building but never more than 1,000 ft ² Each accessory building: 600 ft ²	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 ft ²	Duplex: 28 feet*	House: 1 space

			<p>ADU: Proportional to principle building but never more than 1,000 ft²</p> <p>Each accessory building: 600 ft²</p>	<p>*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>ADU: Building height – 24 ft, or height of primary building (house), whichever is lower Wall height – 13 feet</p> <p>Accessory buildings: Building height – 20 ft, or height of primary structure (house), whichever is less. Wall height – 13 feet</p>	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
<p>Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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></p>					
Duplex	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		Duplex: 40% of lot area	<p>Duplex: 2 stories</p> <p>Accessory buildings: Building</p>	<p>Parking spaces PER UNIT:</p> <p>1 bedroom: 1</p> <p>2 bedrooms: 1.5</p>

			Each accessory building: 600 ft ²	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 ft ²	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
Duplex + Accessory Dwelling Unit	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 ft ² Each accessory building: 600 ft ²	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 ft ²	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 ft ²	<p>ADU: Building height – 24 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet</p> <p>Accessory buildings: Building height – 20 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet</p>	
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
<p>Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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></p>					
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	<p>Rowhouse: 40% of lot area</p> <p>Each accessory building: 600 ft²</p>	<p>Rowhouses: 2 stories</p> <p>Accessory buildings: Building height – 20 feet. Wall height – 13 feet</p>	<p>Parking spaces PER UNIT:</p> <p>1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5</p>
	Adopted changes: October 2023	ONLY allowed if it meets at least ONE	Rowhouse: 40% of lot area	Rowhouses: 28 feet*	<p>Parking spaces PER UNIT:</p> <p>1 bedroom: 1</p>

		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 ft ²	*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 ft ²	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 ft ²	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
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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>					
Cottage court	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		1,200 – 1,500 ft ² maximum per cottage, on average Minimum 1,400 ft ² 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 ft ² 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 ft ² of lot area per unit. Minimum 10 ft between cottages.	(apartment), whichever is lower. Wall height – 13 feet	

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

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*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: <i>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>					
Single-family detached house	1997 LUC		Square footage of all buildings up to 30% of the lot area	2 stories	1 parking space
	Repealed 2022 code		2,400 ft ²	House: 2 stories	1 parking space
	Adopted changes: October 2023		2,400 ft ²	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 ft ²	House: 2 stories	1 parking space

			Each accessory building: 600 ft ²	Accessory buildings: Building height – 20 ft. Wall height – 13 feet	
	Adopted changes: October 2023		House: 2,400 ft ² Each accessory building: 600 ft ²	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 + garage + shed	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 ft ² Each accessory building: 600 ft ²	House: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space

	Adopted changes: October 2023		House: 2,400 ft ² All accessory buildings: 600 ft ²	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
Single-family detached house + Accessory Dwelling Unit	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		House: 2,400 ft ² ADU: Proportional to principle building but never more than 1,000 ft ² Each accessory building: 600 ft ²	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 ft ² ADU: Proportional to principle building	Duplex: 28 feet* *may exceed 28' in some cases by the	House: 1 space ADU: 1 space

			<p>but never more than 1,000 ft²</p> <p>Each accessory building: 600 ft²</p>	<p>height required to raise the building to comply with floodplain regulations.</p> <p>ADU: Building height – 24 ft, or height of primary building (house), whichever is lower Wall height – 13 feet</p> <p>Accessory buildings: Building height – 20 ft, or height of primary structure (house), whichever is less. Wall height – 13 feet</p>	
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Duplex	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		<p>Duplex: 40% of lot area</p> <p>Each accessory building: 600 ft²</p>	<p>Duplex: 2 stories</p> <p>Accessory buildings: Building height – 20 feet.</p>	<p>Parking spaces PER UNIT:</p> <p>1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3</p>

				Wall height – 13 feet	
	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
Duplex + Accessory Dwelling Unit	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 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

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	Repealed 2022 code	ONLY allowed if at least one unit had been deed-restricted as Affordable Housing for 99 years	<p>Rowhouse: 40% of lot area</p> <p>Each accessory building: 600 ft²</p>	<p>Rowhouses: 2 stories</p> <p>Accessory buildings: Building height – 20 feet. Wall height – 13 feet</p>	<p>Parking spaces PER UNIT:</p> <p>1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5</p>
	Adopted changes: October 2023	ONLY allowed if it meets at least ONE of these requirements:	Rowhouse: 40% of lot area	Rowhouses: 28 feet*	<p>Parking spaces PER UNIT:</p> <p>1 bedroom: 1 2 bedrooms: 1.5</p>

		<ul style="list-style-type: none"> - at least one unit will be deed-restricted as Affordable Housing for 60 years OR - Integrates existing structure 	Each accessory building: 600 ft ²	<p>*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>Accessory buildings: Building height – 20 ft, or height of primary building (rowhouse), whichever is lower. Wall height – 13 feet</p>	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 ft ²	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: <ul style="list-style-type: none"> - 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 ft ²	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: <i>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>					

Neighborhood Conservation, Low Density (NCL), 40 – 99 feet wide, 12,000 square feet or larger

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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: <i>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>					
Single-family detached house	1997 LUC		Square footage of all buildings up to 30% of the lot area	2 stories	1 parking space
	Repealed 2022 code		2,400 ft ²	House: 2 stories	1 parking space
	Adopted changes: October 2023		2,400 ft ²	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 ft ² Each accessory building: 600 ft ²	House: 2 stories	1 parking space

				Accessory buildings: Building height – 20 ft. Wall height – 13 feet	
	Adopted changes: October 2023		House: 2,400 ft ² Each accessory building: 600 ft ²	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 + garage + shed	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 ft ² Each accessory building: 600 ft ²	House: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space

	Adopted changes: October 2023		House: 2,400 ft ² All accessory buildings: 600 ft ²	House: 28 feet* Accessory buildings: Building height – 20 feet, or height of primary structure (house), whichever is lower. Wall height – 13 feet	1 parking space
Single-family detached house + Accessory Dwelling Unit	1997 LUC		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		House: 2,400 ft ² ADU: Proportional to principle building but never more than 1,000 ft ² Each accessory building: 600 ft ²	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 ft ²	Duplex: 28 feet*	House: 1 space

			<p>ADU: Proportional to principle building but never more than 1,000 ft²</p> <p>Each accessory building: 600 ft²</p>	<p>*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>ADU: Building height – 24 ft, or height of primary building (house), whichever is lower Wall height – 13 feet</p> <p>Accessory buildings: Building height – 20 ft, or height of primary structure (house), whichever is less. Wall height – 13 feet</p>	ADU: 1 space
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<p>Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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></p>					
Duplex	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		Duplex: 40% of lot area	<p>Duplex: 2 stories</p> <p>Accessory buildings: Building</p>	<p>Parking spaces PER UNIT:</p> <p>1 bedroom: 1</p> <p>2 bedrooms: 1.5</p>

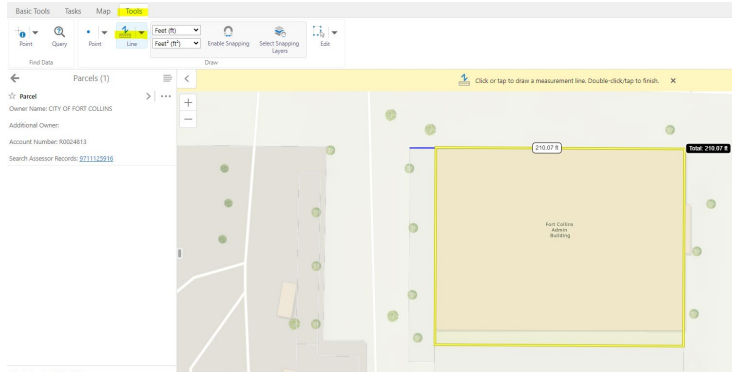
			Each accessory building: 600 ft2	height – 20 feet. Wall height – 13 feet	3 bedrooms: 2 4+ bedrooms: 3
	Adopted changes: October 2023		Duplex: 40% of lot area Each accessory building: 600 ft2	Duplex: 2 stories Accessory buildings: Building height – 20 feet, or height of primary building (duplex) whichever is lower. Wall height – 13 feet	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
Duplex + Accessory Dwelling Unit	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 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
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			Each accessory building: 600 ft ²	<p>ADU: Building height – 24 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet</p> <p>Accessory buildings: Building height – 20 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet</p>	
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
<p>Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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></p>					
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	<p>Rowhouse: 40% of lot area</p> <p>Each accessory building: 600 ft²</p>	<p>Rowhouses: 2 stories</p> <p>Accessory buildings: Building height – 20 feet. Wall height – 13 feet</p>	<p>Parking spaces PER UNIT:</p> <p>1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5</p>
	Adopted changes: October 2023	ONLY allowed if it meets at least ONE	Rowhouse: 40% of lot area	Rowhouses: 28 feet*	<p>Parking spaces PER UNIT:</p> <p>1 bedroom: 1</p>

		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 ft ²	*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 ft ²	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 ft ²	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: <i>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>					

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
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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>					
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

		<p>minimum lot size in the NCL Zone District would have been 4,500 square feet.</p>	<p>expansion of existing floor area, up to 2,400 feet² Each accessory building may be up to 600 ft².</p> <p>For a new house: No new house could have been built on this property.</p>		
	Adopted changes: October 2023	<p>*This lot is non-conforming. The minimum lot size in the NCL Zone District is proposed to be 4,500 square feet.</p>	<p>For an existing house: A 25% expansion of existing floor area, up to 2,400 feet² Each accessory building may be up to 600 ft².</p> <p>For a new house: No new house will be allowed to be built on this property.</p>	<p>28 feet*</p> <p>*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p>	1 parking space
Single-family detached house + garage	1997 LUC	<p>*This lot is non-conforming. The minimum lot size in the NCL Zone District is 6,000 square feet.</p>	<p>For an existing house: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building</p>	<p>House: 2 stories</p> <p>Garage: 1.5 stories</p>	1 parking space

			<p>may be up to 600 ft²</p> <p>For a new house: no new structures can be built on this property.</p>		
	Repealed 2022 code	*This lot is non-conforming. The minimum lot size in the NCL Zone District is 6,000 square feet.	<p>For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet². Each accessory building may be up to 600 ft²</p> <p>For a new house: no new structure would have been allowed to be built on this property.</p>	<p>House: 2 stories</p> <p>Garage: Building height – 20 feet. Wall height – 13 feet</p>	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.	<p>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 ft²</p> <p>For a new house: no new structures</p>	<p>House: 28 feet*</p> <p>*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>Garage: - Building: 20 feet, or as tall as the</p>	1 parking space

			can be built on this property.	primary building, whichever is less - Wall: 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 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 ft ² . 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	*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.	<p>For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet². Each accessory building may be up to 600 ft²</p> <p>For a new house: no new structure would have been allowed to be built on this property.</p>	<p>House: 28 feet*</p> <p>*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet</p>	1 parking space
<p>Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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></p>					

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.

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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
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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>					
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 ft ²	House: 2 stories	1 parking space

	Adopted changes: October 2023		2,400 ft ²	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 ft ² Each accessory building: 600 ft ²	House: 2 stories Accessory buildings: Building height – 20 ft. Wall height – 13 feet	1 parking space
	Adopted changes: October 2023		House: 2,400 ft ² Each accessory building: 600 ft ²	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 ft ² . 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 ft ² Each accessory building: 600 ft ²	House: 2 stories Accessory buildings: Building height – 20 feet.	1 parking space

				Wall height – 13 feet	
	Adopted changes: October 2023		House: 2,400 ft ² All accessory buildings: 600 ft ²	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
Single-family detached house + Accessory Dwelling Unit	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		House: 2,400 ft ² ADU: Proportional to principle building but never more than 1,000 ft ² Each accessory building: 600 ft ²	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 ft ²	Duplex: 28 feet*	House: 1 space

			<p>ADU: Proportional to principle building but never more than 1,000 ft²</p> <p>Each accessory building: 600 ft²</p>	<p>*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>ADU: Building height – 24 ft, or height of primary building (house), whichever is lower Wall height – 13 feet</p> <p>Accessory buildings: Building height – 20 ft, or height of primary structure (house), whichever is less. Wall height – 13 feet</p>	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
<p>Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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></p>					
Duplex	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		Duplex: 40% of lot area	<p>Duplex: 2 stories</p> <p>Accessory buildings: Building</p>	<p>Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5</p>

			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
Duplex + Accessory Dwelling Unit	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 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
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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>					
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 ft ²	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 ft ²	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 buildings: 1.5 stories	1 parking space
Single-family detached house + garage + shed	Up to 40% of the lot area	House: 2 stories Garage: 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
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

	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-bedroom 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-bedroom 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-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6

Duplex + detached ADU Proposed to allow only up to two units per lot	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: 1 Duplex: 1 bedroom units: 2 2 bedroom 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 Proposed to allow only up to two units per lot	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

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

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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
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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>					
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 ft ²	2 stories	1 parking space
	Repealed 2022 code		2,400 ft ²	House: 2 stories	1 parking space
	Adopted changes: October 2023		2,400 ft ²	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.	
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.	Square footage of all buildings up to 20% of the lot area + 1000 ft ²	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space
	Repealed 2022 code		House: 2,400 ft ² Each accessory building: 600 ft ²	House: 2 stories Accessory buildings: Building height – 20 ft. Wall height – 13 feet	1 parking space
	Adopted changes: October 2023		House: 2,400 ft ² Each accessory building: 600 ft ²	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	1 parking space

				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.	Square footage of all buildings up to 20% of the lot area + 1000 ft ²	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space
	Repealed 2022 code		House: 2,400 ft ² Each accessory building: 600 ft ²	House: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes: October 2023		House: 2,400 ft ² All accessory buildings: 600 ft ²	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

Single-family detached house + Accessory Dwelling Unit	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		House: 2,400 ft ² ADU: Proportional to principle building but never more than 1,000 ft ² Each accessory building: 600 ft ²	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 ft ² ADU: Proportional to principle building but never more than 1,000 ft ² Each accessory building: 600 ft ²	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 (house), whichever is lower Wall height – 13 feet Accessory buildings: Building height – 20 ft, or	House: 1 space ADU: 1 space

				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
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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>					
Duplex	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		Duplex: 40% of lot area Each accessory building: 600 ft ²	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
	Adopted changes: October 2023		Duplex: 40% of lot area Each accessory building: 600 ft ²	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
Duplex + Accessory Dwelling Unit	1997 LUC	Not allowed	NA	NA	NA
	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

			but never more than 1,000 ft ² Each accessory building: 600 ft ²	Wall height – 13 feet Accessory buildings: Building height – 20 feet. Wall height – 13 feet	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
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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>					
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	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 ft ²	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 ft ²	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: <i>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>					

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

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-bedroom 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-bedroom 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 Housing for 99 years		feet. Wall height – 13 feet	
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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)		<p>parking spaces in total)</p> <p>Allow 1 tandem parking space to count towards off-street parking requirements</p>
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-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Duplex + detached ADU Proposed to allow only up to two units per lot	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: 1 Duplex: 1 bedroom units: 2 2 bedroom 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 Proposed to allow only up to two units per lot	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

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
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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>					
Single-family detached house	1997 LUC		Square footage of all buildings up to 20% of the lot area + 1,000 ft ²	2 stories	1 parking space
	Repealed 2022 code		2,400 ft ²	House: 2 stories	1 parking space
	Adopted changes: October 2023		2,400 ft ²	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 ft ²	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space

	Repealed 2022 code		House: 2,400 ft ² Each accessory building: 600 ft ²	House: 2 stories Accessory buildings: Building height – 20 ft. Wall height – 13 feet	1 parking space
	Adopted changes: October 2023		House: 2,400 ft ² Each accessory building: 600 ft ²	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 + garage + shed	1997 LUC		Square footage of all buildings up to 20% of the lot area + 1,000 ft ²	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space
	Repealed 2022 code		House: 2,400 ft ² Each accessory building: 600 ft ²	House: 2 stories Accessory buildings: Building height – 20 feet.	1 parking space

				Wall height – 13 feet	
	Adopted changes: October 2023		House: 2,400 ft ² All accessory buildings: 600 ft ²	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
Single-family detached house + Accessory Dwelling Unit	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		House: 2,400 ft ² ADU: Proportional to principle building but never more than 1,000 ft ² Each accessory building: 600 ft ²	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 ft ²	Duplex: 28 feet*	House: 1 space

			<p>ADU: Proportional to principle building but never more than 1,000 ft²</p> <p>Each accessory building: 600 ft²</p>	<p>*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>ADU: Building height – 24 ft, or height of primary building (house), whichever is lower Wall height – 13 feet</p> <p>Accessory buildings: Building height – 20 ft, or height of primary structure (house), whichever is less. Wall height – 13 feet</p>	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
<p>Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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></p>					
Duplex	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		Duplex: 40% of lot area	<p>Duplex: 2 stories</p> <p>Accessory buildings: Building</p>	<p>Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5</p>

			Each accessory building: 600 ft ²	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 ft ²	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
Duplex + Accessory Dwelling Unit	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 ft ² Each accessory building: 600 ft ²	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 ft ²	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 ft ²	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
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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>					
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 ft ²	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 ft ²	*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 ft ²	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 ft ²	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: <i>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>					

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-bedroom 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-bedroom 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 Housing for 99 years		feet. Wall height – 13 feet	
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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)		<p>parking spaces in total)</p> <p>Allow 1 tandem parking space to count towards off-street parking requirements</p>
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-bedroom 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-bedroom 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 had been deed-restricted as Affordable Housing for 99 years			No parking bonus incentives for Affordable Housing projects containing fewer than 7 dwelling units
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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: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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>					
Single-family detached house	1997 LUC		Square footage of all buildings up to 20% of the lot area + 1,000 ft ²	2 stories	1 parking space
	Repealed 2022 code		2,400 ft ²	House: 2 stories	1 parking space
	Adopted changes: October 2023		2,400 ft ²	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 ft ²	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space

	Repealed 2022 code		House: 2,400 ft ² Each accessory building: 600 ft ²	House: 2 stories Accessory buildings: Building height – 20 ft. Wall height – 13 feet	1 parking space
	Adopted changes: October 2023		House: 2,400 ft ² Each accessory building: 600 ft ²	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 + garage + shed	1997 LUC		Square footage of all buildings up to 20% of the lot area + 1,000 ft ²	2 stories Accessory buildings: Building height – 20 ft Eave height – 13 ft	1 parking space
	Repealed 2022 code		House: 2,400 ft ² Each accessory building: 600 ft ²	House: 2 stories Accessory buildings: Building height – 20 feet.	1 parking space

				Wall height – 13 feet	
	Adopted changes: October 2023		House: 2,400 ft ² All accessory buildings: 600 ft ²	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
Single-family detached house + Accessory Dwelling Unit	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		House: 2,400 ft ² ADU: Proportional to principle building but never more than 1,000 ft ² Each accessory building: 600 ft ²	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 ft ²	Duplex: 28 feet*	House: 1 space

			<p>ADU: Proportional to principle building but never more than 1,000 ft²</p> <p>Each accessory building: 600 ft²</p>	<p>*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>ADU: Building height – 24 ft, or height of primary building (house), whichever is lower Wall height – 13 feet</p> <p>Accessory buildings: Building height – 20 ft, or height of primary structure (house), whichever is less. Wall height – 13 feet</p>	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
<p>Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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></p>					
Duplex	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		Duplex: 40% of lot area	<p>Duplex: 2 stories</p> <p>Accessory buildings: Building</p>	<p>Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5</p>

			Each accessory building: 600 ft ²	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 ft ²	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
Duplex + Accessory Dwelling Unit	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 ft ² Each accessory building: 600 ft ²	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 ft ²	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 ft ²	<p>ADU: Building height – 24 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet</p> <p>Accessory buildings: Building height – 20 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet</p>	
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
<p>Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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></p>					
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	<p>Rowhouse: 40% of lot area</p> <p>Each accessory building: 600 ft²</p>	<p>Rowhouses: 2 stories</p> <p>Accessory buildings: Building height – 20 feet. Wall height – 13 feet</p>	<p>Parking spaces PER UNIT:</p> <p>1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5</p>
	Adopted changes: October 2023	ONLY allowed if it meets at least ONE	Rowhouse: 40% of lot area	Rowhouses: 28 feet*	<p>Parking spaces PER UNIT:</p> <p>1 bedroom: 1</p>

		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 ft ²	*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 ft ²	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 ft ²	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
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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>					
Cottage court	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		1,200 – 1,500 ft ² maximum per cottage, on average Minimum 1,400 ft ² 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 ft ² 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 ft ² 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

		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-bedroom 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-bedroom 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-bedroom 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	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-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6 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 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, 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: <i>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>					
Single-family detached house	1997 LUC		Square footage of all buildings up to 30% of the lot area	2 stories	1 parking space
	Repealed 2022 code		2,400 ft ²	House: 2 stories	1 parking space
	Adopted changes: October 2023		2,400 ft ²	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 ft ²	House: 2 stories	1 parking space

			Each accessory building: 600 ft ²	Accessory buildings: Building height – 20 ft. Wall height – 13 feet	
	Adopted changes: October 2023		House: 2,400 ft ² Each accessory building: 600 ft ²	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 + garage + shed	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 ft ² Each accessory building: 600 ft ²	House: 2 stories Accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space

	Adopted changes: October 2023		House: 2,400 ft ² All accessory buildings: 600 ft ²	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
Single-family detached house + Accessory Dwelling Unit	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		House: 2,400 ft ² ADU: Proportional to principle building but never more than 1,000 ft ² Each accessory building: 600 ft ²	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 ft ² ADU: Proportional to principle building	Duplex: 28 feet* *may exceed 28' in some cases by the	House: 1 space ADU: 1 space

			but never more than 1,000 ft ² Each accessory building: 600 ft ²	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
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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>					
Duplex	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		Duplex: 40% of lot area Each accessory building: 600 ft ²	Duplex: 2 stories Accessory buildings: Building height – 20 feet.	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3

				Wall height – 13 feet	
	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
Duplex + Accessory Dwelling Unit	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 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

				<p>ADU: Building height – 24 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet</p> <p>Accessory buildings: Building height – 20 ft, or height of primary building (duplex), whichever is lower. Wall height – 13 feet</p>	
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
<p>Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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></p>					
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	<p>Rowhouse: 40% of lot area</p> <p>Each accessory building: 600 ft²</p>	<p>Rowhouses: 2 stories</p> <p>Accessory buildings: Building height – 20 feet. Wall height – 13 feet</p>	<p>Parking spaces PER UNIT:</p> <p>1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5</p>
	Adopted changes: October 2023	ONLY allowed if it meets at least ONE of these requirements:	Rowhouse: 40% of lot area	Rowhouses: 28 feet*	<p>Parking spaces PER UNIT:</p> <p>1 bedroom: 1 2 bedrooms: 1.5</p>

		<ul style="list-style-type: none"> - at least one unit will be deed-restricted as Affordable Housing for 60 years OR - Integrates existing structure 	Each accessory building: 600 ft ²	<p>*may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>Accessory buildings: Building height – 20 ft, or height of primary building (rowhouse), whichever is lower. Wall height – 13 feet</p>	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 ft ²	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: <ul style="list-style-type: none"> - 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 ft ²	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
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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>					
Cottage court	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		1,200 – 1,500 ft ² maximum per cottage, on average Minimum 1,400 ft ² 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 ft ² 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 ft ² 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 30% of the lot area	2 stories	1 parking space
Single-family detached house + garage	Up to 30% of the lot area	House: 2 stories Garage: 1.5 stories	1 parking space
Single-family detached house + garage + shed	Up to 30% of the lot area	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 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-bedroom 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-bedroom 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-bedroom 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-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6 No parking bonus incentives for Affordable Housing projects containing fewer than 7 dwelling units

<p>Triplex*</p> <p>*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</p>	<p>Up to 40% of the lot area</p>	<p>Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet</p>	<p>1-bedroom units – 3 2-bedroom units – 5 3-bedroom units – 6 4+ bedroom units – 9</p> <p>No parking bonus incentives for Affordable Housing projects containing fewer than 7 dwelling units</p>
<p>Cottage Court</p> <p>Proposed to not be allowed in RL</p>	<p>Limited by green space requirements and parking requirements.</p>	<p>Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet</p>	<p>1 bedroom units – 3 2 bedroom units – 3 3 bedroom units – 4 4+ bedroom units – 5</p>

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
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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>					
Single-family detached house	1997 LUC		Square footage of all buildings up to 30% of the lot area	2 stories	1 parking space
	Repealed 2022 code		2,400 ft ²	House: 2 stories	1 parking space
	Adopted changes: October 2023		2,400 ft ²	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 ft ²	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 detached house + garage + shed	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 Accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space

	Adopted changes: October 2023		House: 2,400 ft ² All accessory buildings: 600 ft ²	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
Single-family detached house + Accessory Dwelling Unit	1997 LUC		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		House: 2,400 ft ² ADU: Proportional to principle building but never more than 1,000 ft ²	Duplex: 2 stories ADU: Building height – 24 ft Wall height – 13 feet	House: 1 space

			Each accessory building: 600 ft2	Accessory buildings: Building height – 20 feet. 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	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 (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	House: 1 space ADU: 1 space
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors)	Height limit	Off-street, on-site parking required

			above a basement)		
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>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>					
Duplex	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
	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
Duplex + Accessory Dwelling Unit	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 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. 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: <i>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>					
Rowhouse, 3 units	1997 LUC	Not allowed	NA	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 ft ²	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 ft ²	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 ft ²	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 ft ²	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: <i>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>					
Cottage court	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		1,200 – 1,500 ft ² maximum per cottage, on average Minimum 1,400 ft ² 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

			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 ft ² maximum per cottage, on average Minimum 1,400 ft ² of lot area per unit. Minimum 10 ft between cottages.	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

