

# Neighborhood Conservation, Medium Density District (NCM)

In the guide below, you will find a summary of three regulatory documents pertaining to the NCM 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- The repealed 2022 code, which City Council had adopted in November of 2022 and repealed in January of 2023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of this guide, you will find a "quiz" that will give you a sense of what currently exists, what had been adopted/repealed, and what is currently being proposed for any property of a given size (lot width and lot area).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, Medium Density District (NCM) Summary:

#### Allowed housing types:

Green text indicates changes between the repealed 2022 code and the Adopted changes October 2023

Housing type	1997 Land Use Code	Repealed 2022 code	Adopted changes October 2023	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:			
The allowable f	loor area on the rear half of a lot shall	not exceed 33% of the area of the re	ar 50% of the lot	
Single family detached house	<ul> <li>Allowed on lots exceeding 5,000 ft2</li> <li>Max floor area proportional to the size of lot; 3 different calculations based on 3 different size-classes of lots.</li> <li>1 off-street parking space required for wider lots. 2 off-street parking spaces required for narrower lots.</li> </ul>	<ul> <li>Allowed on lots exceeding 4,500 ft2</li> <li>Max floor area = 2,400 ft2</li> <li>1 off-street parking space required for wider lots. 2 off-street parking spaces required for narrower lots.</li> </ul>	<ul> <li>Allowed on lots exceeding 4,500 ft<sup>2</sup></li> <li>Max floor area = 2,400 ft2</li> <li>1 off-street parking space required for wider lots. 2 off-street parking spaces required for narrower lots.</li> </ul>	
Single family detached house + Accessory dwelling unit	<ul> <li>Allowed on exceptionally large lots (exceeding 10,000 ft2)</li> <li>Max floor area of house same as above. Max floor area of Carriage House (ADU) 1,000 ft2, with a 600-ft2 footprint</li> <li>Off-street parking for house same as above. Off-street parking for Carriage House (ADU) = 1 per bedroom</li> </ul>	<ul> <li>Allowed lots exceeding 4,500 ft2</li> <li>Max floor area of house = 2,400 ft2. Max floor area of ADU proportional to house, but never exceeds 1,000 ft2</li> <li>Off-street parking for house same as above. Off-street parking for ADU: none</li> </ul>	<ul> <li>Allowed lots exceeding 4,500 ft2</li> <li>Max floor area of house = 2,400 ft2. Max floor area of ADU proportional to house, but never exceeds 1,000 ft2</li> <li>Off-street parking for house same as above. Off-street parking for ADU = 1; tandem parking can count</li> </ul>	
Duplex	<ul> <li>Allowed on lots exceeding 5,000 ft2</li> <li>Max floor area = 40% of the lot</li> <li>Off-street parking by bedroom count per unit:</li> </ul>	<ul> <li>Allowed on lots exceeding 4,500</li> <li>ft2</li> <li>Max floor area = 40% of the lot</li> <li>Off-street parking by bedroom</li> <li>count per unit:</li> </ul>	<ul> <li>Allowed on lots exceeding 4,500 ft2</li> <li>Max floor area = 40% of the lot</li> <li>Off-street parking by bedroom count per unit:</li> </ul>	



	1br = 1.5; 2br = 1.75; 3br = 2; 4+br	1br = 1; 2br = 1.5; 3br = 2; 4+br =	1br = 1; 2br = 1.5; 3br = 2; 4+br =
		3	3
Duplex + Accessory dwelling unit	Not allowed	- Allowed on lots exceeding 4,500	- Allowed on lots exceeding 4,500
		ft2	ft2
		- Max floor area = 40% of the lot;	- Max floor area = 40% of the lot;
		Max floor area for ADU	Max floor area for ADU
		proportional to duplex building but	proportional to duplex building but
		never to exceed 1,000 ft2	never to exceed 1,000 ft2
		- Off-street parking for duplex by	- Off-street parking for duplex by
		bedroom count per unit:	bedroom count per unit:
		1br = 1; 2br = 1.5; 3br = 2; 4+br =	1br = 1; 2br = 1.5; 3br = 2; 4+br =
		3	3
		Off-street parking for ADU = none	Off-street parking for ADU = 1
	rd protections apply, would have a		
	oor area on the rear half of a lot shall		
Rowhouse, 2-3 units	Not allowed	- Allowed on lots exceeding 4,500	- ONLY allowed if at least one unit
		ft2	will be deed-restricted as
		- Max floor area = 40% of the lot	Affordable Housing for at least 60
		- Off-street parking by bedroom	years.
		count per unit:	- Allowed on lots exceeding 4,500
		1br = 1; 2br = 1.5; 3br = 2; 4+br =	ft2
		3	- 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
Rowhouse, 4 max	Not allowed	- ONLY allowed if at least one unit	- ONLY allowed if at least one unit
		had been deed-restricted as	will be deed-restricted as
		Affordable Housing for 99 years.	Affordable Housing for at least 60
		- Allowed on lots exceeding 6,000	years.
		ft2	- Allowed on lots exceeding 6,000
		- Max floor area = 70% of the lot	ft2
		- Off-street parking by bedroom	- Max floor area = 70% of the lot
		count per unit:	- Off-street parking by bedroom
		1br = .75; 2br = 1; 3br = 1.25; 4+br	count per unit:
		= 1.5	1br = 1; 2br = 1.5; 3br = 2; 4+br =
			3



Rowhouse, 5 max	Not allowed	<ul> <li>ONLY allowed if at least one unit had been deed-restricted as Affordable Housing for 99 years.</li> <li>Allowed on lots exceeding 7,500 ft2</li> <li>Max floor area = 70% of the lot</li> <li>Off-street parking by bedroom count per unit: 1br = .75; 2br = 1; 3br = 1.25; 4+br = 1.5</li> </ul>	<ul> <li>ONLY allowed if at least one unit will be deed-restricted as Affordable Housing for at least 60 years.</li> <li>Allowed on lots exceeding 7,500 ft2</li> <li>Max floor area = 70% of the lot</li> <li>Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4+br = 3</li> </ul>
Apartment, triplex	<ul> <li>Allowed on lots exceeding 6,000 ft2</li> <li>Max floor area = 40% of the lot</li> <li>Off-street parking by bedroom count per unit:</li> <li>1br = 1.5; 2br = 1.75; 3br = 2; 4br = 3</li> </ul>	<ul> <li>Allowed on lots exceeding 4,500 ft2</li> <li>Max floor area = 40% of the lot</li> <li>Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4br = 3</li> </ul>	<ul> <li>Allowed on lots exceeding 4,500 ft2</li> <li>Max floor area = 40% of the lot</li> <li>Off-street parking by bedroom count per unit:</li> <li>1br = 1; 2br = 1.5; 3br = 2; 4br = 3</li> </ul>
Apartment, 4 units	<ul> <li>Allowed on lots exceeding 6,000 ft2</li> <li>Max floor area = 40% of the lot</li> <li>Off-street parking by bedroom count per unit:</li> <li>1br = 1.5; 2br = 1.75; 3br = 2; 4br = 3</li> </ul>	<ul> <li>Allowed on lots exceeding 4,500 ft2</li> <li>Max floor area = 40% of the lot</li> <li>Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4br = 3</li> </ul>	<ul> <li>Allowed on lots exceeding 6,000 ft2</li> <li>Max floor area = 40% of the lot</li> <li>Off-street parking by bedroom count per unit:</li> <li>1br = 1; 2br = 1.5; 3br = 2; 4br = 3</li> </ul>
Apartment, 5 units	Not allowed	<ul> <li>Allowed on lots exceeding 4,500 ft2</li> <li>Max floor area = 40% of the lot</li> <li>Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4br = 3</li> </ul>	<ul> <li>ONLY allowed if it incorporates the existing structure</li> <li>Allowed on lots exceeding 6,000 ft2</li> <li>Max floor area = 40% of the lot</li> <li>Off-street parking by bedroom count per unit:</li> <li>1br = 1; 2br = 1.5; 3br = 2; 4br = 3</li> </ul>
Apartment, 6 units	Not allowed	<ul> <li>ONLY allowed if at least 1 unit had been deed-restricted as Affordable Housing for 99 years</li> <li>Allowed on lots exceeding 4,500 ft2</li> <li>Max floor area = 40% of the lot</li> </ul>	- ONLY allowed if it incorporates the existing structure AND if at least one unit will be deed- restricted as Affordable Housing for 60 years



		- Off-street parking by bedroom	- Allowed on lots exceeding 6,000
		count per unit:	ft2
		1br = .75; 2br = 1; 3br = 1.25; 4+br	- Max floor area = 40% of the lot
		= 1.5	- Off-street parking by bedroom
			count per unit:
			1br = 1; 2br = 1.5; 3br = 2; 4br = 3
Cottage court	Not allowed	- Allowed on lots exceeding 9,000	- Allowed on lots exceeding 9,000
		ft2	ft2
		- Allowed on lots exceeding 100	- Allowed on lots exceeding 100
		feet in width.	feet in width.
		- Max lot are per unit: 1,400 ft2	- Explicitly limited to 6 units per lot.
		Min distance between units 10 ft	Other restrictions still apply: Max
		Floor areas 1,200 – 1,500 ft2 on	lot are per unit: 1,400 ft2
		average. Minimum restrictions on	Min distance between units 10 ft
		size of common court.	Floor areas 1,200 – 1,500 ft2 on
		- Off-street parking by bedroom	average. Minimum restrictions on
		count per unit:	size of common court.
		1br = 1; 2br = 1.5; 3br = 2; 4br = 3	- Off-street parking by bedroom
			count per unit:
			1br = 1; 2br = 1.5; 3br = 2; 4br = 3
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 33% of the area of the rear 50% of the lot			

#### 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 October 2023

Lot size	1997 Land Use Code	Repealed 2022 code	Adopted changes October 2023
	ackyard protections apply, would have a		
The allow	able floor area on the rear half of a lot sha		ear 50% of the lot
Less than 4,000 ft2	Non-conforming; no additional units can be added to this lot	Non-conforming; no additional units could have been added to this lot	Non-conforming; no additional units will be allowed to be added to this lot
4,000 to 4,499 ft2	Non-conforming; no additional units can be added to this lot	Non-conforming; no additional units could have been added to this lot	Non-conforming; no additional units will be allowed to be added to this lot
4,500 to 4,999 ft2	Non-conforming; no additional units can be added to this lot	- Detached house (2,400 ft2) - Duplex (40% of lot area)	- Detached house (2,400 ft2) - Duplex (40% of lot area)



		<ul> <li>ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2)</li> <li>Rowhouse 2-3 (40% of lot area)</li> <li>Apartment building, 5 max (70% of lot area)</li> <li>Apartment building, 6 max (at least one Affordable Housing unit) (85% of lot area)</li> <li>Accessory structures (shed, garage, etc.) 600 ft2</li> </ul>	<ul> <li>ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2)</li> <li>Rowhouse, 2-3 units (40% of lot area) (At least one Affordable Housing unit)</li> <li>Apartment building, 3 units (70% of lot area)</li> <li>Accessory structures (shed, garage, etc.) 600 ft2</li> </ul>
5,000 to 5,999 ft2	<ul> <li>Single-family detached house (25% of lot area + 1,000 for all structures in total)</li> <li>Duplex (40% of lot area)</li> </ul>	<ul> <li>Detached house (2,400 ft2)</li> <li>Duplex (40% of lot area)</li> <li>ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2)</li> <li>Rowhouse 2-3 (40% of lot area)</li> <li>Apartment building, up to 5 max (70% of lot area)</li> <li>Apartment building, 6 max (at least one Affordable Housing unit) (85% of lot area)</li> <li>Accessory structures (shed, garage, etc.) 600 ft2</li> </ul>	<ul> <li>Detached house (2,400 ft2)</li> <li>Duplex (40% of lot area)</li> <li>ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2)</li> <li>Rowhouse, 2-3 units (40% of lot area) (At least one Affordable Housing unit)</li> <li>Apartment building, 3 units (70% of lot area)</li> <li>Accessory structures (shed, garage, etc.) 600 ft2</li> </ul>
6,000 to 7,499 ft2	<ul> <li>Single-family detached house (25% of lot area + 1,000 for all structures in total)</li> <li>Duplex (40% of lot area)</li> <li>Apartment building, 4 max (40% of lot area)</li> <li>The above calculations include any accessory structures (up to 600 ft2 each)</li> </ul>	<ul> <li>Detached house (2,400 ft2)</li> <li>Duplex (40% of lot area)</li> <li>ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2)</li> <li>Rowhouse 2-3 units (40% of lot area)</li> <li>Rowhouse 4 (at least one Affordable Housing unit) (75% of lot area)</li> <li>Apartment building, up to 5 units max (70% of lot area)</li> <li>Apartment building, 6 units (at least one Affordable Housing unit) (85% of lot area)</li> </ul>	<ul> <li>Detached house (2,400 ft2)</li> <li>Duplex (40% of lot area)</li> <li>ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2)</li> <li>Rowhouse, 2-3 units (40% of lot area) (At least one Affordable Housing unit)</li> <li>Rowhouse, 4 units (70% of lot area) (At least one Affordable Housing unit)</li> <li>Apartment building, 3 units (70% of lot area)</li> <li>Apartment building, 4 units (85% of lot area)</li> </ul>



		- Accessory structures (shed, garage, etc.) 600 ft2	<ul> <li>Apartment building, 5 units (85% of lot area) (Must integrate existing structure)</li> <li>Apartment building, 6 units (85% of lot area) (Must integrate existing structure AND have at least one Affordable Housing unit)</li> <li>Accessory structures (shed, garage, etc.) 600 ft2</li> </ul>
7,500 to 8,999 ft2	<ul> <li>Single-family detached house (25% of lot area + 1,000 for all structures in total)</li> <li>Duplex (40% of lot area)</li> <li>Apartment building, 4 max (40% of lot area)</li> <li>The above calculations include any accessory structures (up to 600 ft2 each)</li> </ul>	<ul> <li>Detached house (2,400 ft2)</li> <li>Duplex (40% of lot area)</li> <li>ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2)</li> <li>Rowhouse, 2-3 units (40% of lot area)</li> <li>Rowhouse, 4 units (at least one Affordable Housing unit) (75% of lot area)</li> <li>Rowhouse, 5 units</li> <li>Apartment building, up to 5 units max (70% of lot area)</li> <li>Apartment building, 6 units (at least one Affordable Housing unit) (85% of lot area)</li> <li>Accessory structures (shed, garage, etc.) 600 ft2</li> </ul>	<ul> <li>Detached house (2,400 ft2)</li> <li>Duplex (40% of lot area)</li> <li>ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2)</li> <li>Rowhouse, 2-3 units (40% of lot area) (At least one Affordable Housing unit)</li> <li>Rowhouse, 4 units (70% of lot area) (At least one Affordable Housing unit)</li> <li>Rowhouse, 5 units (70% of lot area) (At least one Affordable Housing unit)</li> <li>Rowhouse, 5 units (70% of lot area) (At least one Affordable Housing unit)</li> <li>Apartment building, 3 units (70% of lot area)</li> <li>Apartment building, 4 units (85% of lot area)</li> <li>Apartment building, 5 units (85% of lot area) (Must integrate existing structure)</li> <li>Apartment building, 6 units (85% of lot area) (Must integrate existing structure AND have at least one Affordable Housing unit)</li> <li>Accessory structures (shed, garage, etc.) 600 ft2</li> </ul>
9,000 to 9,999 ft2; less than 100 ft wide	- Single-family detached house (25% of lot area + 1,000 for all structures in total)	- Detached house (2,400 ft2) - Duplex (40% of lot area)	- Detached house (2,400 ft2) - Duplex (40% of lot area)



	<ul> <li>Duplex (40% of lot area)</li> <li>Apartment building, 4 max (40% of lot area)</li> <li>The above calculations include any accessory structures (up to 600 ft2 each)</li> </ul>	<ul> <li>ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2)</li> <li>Rowhouse, 2-3 units (40% of lot area)</li> <li>Rowhouse, 4 units (at least one Affordable Housing unit) (75% of lot area)</li> <li>Rowhouse, 5 units</li> <li>Apartment building, up to 5 units max (70% of lot area)</li> <li>Apartment building, 6 units (at least one Affordable Housing unit) (85% of lot area)</li> <li>Accessory structures (shed, garage, etc.) 600 ft2</li> </ul>	<ul> <li>ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2)</li> <li>Rowhouse, 2-3 units (40% of lot area) (At least one Affordable Housing unit)</li> <li>Rowhouse, 4 units (70% of lot area) (At least one Affordable Housing unit)</li> <li>Rowhouse, 5 units (70% of lot area) (At least one Affordable Housing unit)</li> <li>Rowhouse, 5 units (70% of lot area) (At least one Affordable Housing unit)</li> <li>Apartment building, 3 units (70% of lot area)</li> <li>Apartment building, 4 units (85% of lot area)</li> <li>Apartment building, 5 units (85% of lot area) (Must integrate existing structure)</li> <li>Apartment building, 6 units (85% of lot area) (Must integrate existing structure AND have at least one Affordable Housing unit)</li> <li>Accessory structures (shed, garage, etc.) 600 ft2</li> </ul>
9,000 to 9,999 ft2; 100 ft wide or wider	<ul> <li>Single-family detached house (25% of lot area + 1,000 for all structures in total)</li> <li>Duplex (40% of lot area)</li> <li>Apartment building, 4 max (40% of lot area)</li> <li>The above calculations include any accessory structures (up to 600 ft2 each)</li> </ul>	<ul> <li>Detached house (2,400 ft2)</li> <li>Duplex (40% of lot area)</li> <li>ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2)</li> <li>Rowhouse, 2-3 units (40% of lot area)</li> <li>Rowhouse, 4 units (at least one Affordable Housing unit) (75% of lot area)</li> <li>Rowhouse, 5 units</li> <li>Apartment building, up to 5 units max (70% of lot area)</li> </ul>	<ul> <li>Detached house (2,400 ft2)</li> <li>Duplex (40% of lot area)</li> <li>ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2)</li> <li>Rowhouse, 2-3 units (40% of lot area) (At least one Affordable Housing unit)</li> <li>Rowhouse, 4 units (70% of lot area) (At least one Affordable Housing unit)</li> <li>Rowhouse, 5 units (70% of lot area) (At least one Affordable Housing unit)</li> </ul>



10,000 ft2 or larger; less than 100	- Single-family detached house	<ul> <li>Apartment building, 6 units (at least one Affordable Housing unit) (85% of lot area)</li> <li>Cottage court, as many units as can fit, given regulatory limits</li> <li>Accessory structures (shed, garage, etc.) 600 ft2</li> <li>Detached house (2,400 ft2)</li> </ul>	<ul> <li>Apartment building, 3 units (70% of lot area)</li> <li>Apartment building, 4 units (85% of lot area)</li> <li>Apartment building, 5 units (85% of lot area) (Must integrate existing structure)</li> <li>Apartment building, 6 units (85% of lot area) (Must integrate existing structure AND have at least one Affordable Housing unit)</li> <li>Cottage court (explicitly limited to 6 units, max)</li> <li>Accessory structures (shed, garage, etc.) 600 ft2</li> <li>Detached house (2,400 ft2)</li> </ul>
ft wide	<ul> <li>(25% of lot area + 1,000 for all structures in total)</li> <li>Duplex (40% of lot area)</li> <li>Apartment building, 4 max (40% of lot area)</li> <li>Carriage house (ADU) (up to 1,000 ft2 with up to 600 ft2 footprint)</li> <li>The above calculations include any accessory structures (up to 600 ft2 each)</li> </ul>	<ul> <li>Duplex (40% of lot area)</li> <li>ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2)</li> <li>Rowhouse, 2-3 units (40% of lot area)</li> <li>Rowhouse, 4 units (at least one Affordable Housing unit) (75% of lot area)</li> <li>Rowhouse, 5 units</li> <li>Apartment building, up to 5 units max (70% of lot area)</li> <li>Apartment building, 6 units (at least one Affordable Housing unit) (85% of lot area)</li> <li>Accessory structures (shed, garage, etc.) 600 ft2</li> </ul>	<ul> <li>Duplex (40% of lot area)</li> <li>ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2)</li> <li>Rowhouse, 2-3 units (40% of lot area) (At least one Affordable Housing unit)</li> <li>Rowhouse, 4 units (70% of lot area) (At least one Affordable Housing unit)</li> <li>Rowhouse, 5 units (70% of lot area) (At least one Affordable Housing unit)</li> <li>Rowhouse, 5 units (70% of lot area) (At least one Affordable Housing unit)</li> <li>Apartment building, 3 units (70% of lot area)</li> <li>Apartment building, 4 units (85% of lot area)</li> <li>Apartment building, 5 units (85% of lot area) (Must integrate existing structure)</li> <li>Apartment building, 6 units (85% of lot area) (Must integrate</li> </ul>



10,000 ft2 or larger; 100 ft wide or wider	<ul> <li>Single-family detached house (25% of lot area + 1,000 for all structures in total)</li> <li>Duplex (40% of lot area)</li> <li>Apartment building, 4 max (40% of lot area)</li> <li>Carriage house (ADU) (up to 1,000 ft2 with up to 600 ft2 footprint)</li> <li>The above calculations include any accessory structures (up to 600 ft2 each)</li> </ul>	<ul> <li>Detached house (2,400 ft2)</li> <li>Duplex (40% of lot area)</li> <li>ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2)</li> <li>Rowhouse, 2-3 units (40% of lot area)</li> <li>Rowhouse, 4 units (at least one Affordable Housing unit) (75% of lot area)</li> <li>Rowhouse, 5 units</li> <li>Apartment building, up to 5 units max (70% of lot area)</li> <li>Apartment building, 6 units (at least one Affordable Housing unit) (85% of lot area)</li> <li>Cottage court, as many units as can fit, given regulatory limits</li> <li>Accessory structures (shed, garage, etc.) 600 ft2</li> </ul>	existing structure AND have at least one Affordable Housing unit) - Accessory structures (shed, garage, etc.) 600 ft2 - Detached house (2,400 ft2) - Duplex (40% of lot area) - ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2) - Rowhouse, 2-3 units (40% of lot area) (At least one Affordable Housing unit) - Rowhouse, 4 units (70% of lot area) (At least one Affordable Housing unit) - Rowhouse, 5 units (70% of lot area) (At least one Affordable Housing unit) - Rowhouse, 5 units (70% of lot area) (At least one Affordable Housing unit) - Apartment building, 3 units (70% of lot area) - Apartment building, 4 units (85% of lot area) - Apartment building, 5 units (85% of lot area) (Must integrate existing structure) - Apartment building, 6 units (85% of lot area) (Must integrate existing structure AND have at least one Affordable Housing unit) - Cottage court (explicitly limited to 6 units, max) - Accessory structures (shed, garage, etc.) 600 ft2
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 33% of the area of the rear 50% of the lot			



Building type	1997 Land Use Code	Repealed 2022 code	Adopted changes October 2023	
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.				
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	28 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 October 2023

	1997 Land Use Code		Repealed	2022 code	Adopted chang	es October 2023
	Standard	Affordable Housing	Standard	Affordable Housing	Standard	Affordable Housing
House, lot < 40 feet wide	2 spaces	2 spaces	2 spaces	2 spaces	2 spaces	2 spaces
House, lot > 40 feet wide	1 space	1 space	1 space	1 space	1 space	1 space
Carriage house/ ADU	1 space per bedroom	1 space per bedroom	0 spaces	0 spaces	1 space	1 space
Cottage court	NA	NA	PER UNIT 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 NCM 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 October 2023

	1997 Land Use Code	Repealed 2022 of	code	Adopted change	Adopted changes October 2023	
Housing density incentives	None	<ul> <li>Apartment buildings, 6 units on lots larger than 4,500 ft2</li> <li>Rowhouses, 4 units on lots larger than 6,000 ft2</li> <li>Rowhouses, 5 units on lots larger than 7,500 ft2</li> </ul>		<ul> <li>Apartment buildings, 6 units on lots larger than 6,000. Must integrate existing structure.</li> <li>Rowhouses, 2-3 units on lots larger than 4,500 ft2</li> <li>Rowhouses, 4 units on lots larger than 6,000 ft2</li> <li>Rowhouses, 5 units on lots larger than 7,500 ft2</li> </ul>		
Reduced off-street parking requirements incentives for duplex and multi-unit buildings	none	STANDARD 1 or less br: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3	AFFORDABLE HOUSING 1 or less br: .75 2 bedrooms: 1.75 3 bedrooms: 2 4+ bedrooms: 2.5	STANDARD 1 or less br: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3	AFFORDABLE HOUSING* 1 or less br: .75 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		



Last updated	October	20,	2023
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Term of affordability20 years99 years60 years	



## Neighborhood Conservation, Medium Density District (NCM) Quiz

How wide is your lot?

Find out here: <a href="https://gisweb.fcgov.com/HTML5Viewer/Index.html?viewer=FCMaps">https://gisweb.fcgov.com/HTML5Viewer/Index.html?viewer=FCMaps</a>

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

Fort Collin	s FCMap	S		
Basic Tools	Tasks Map	Tools		
Liquor License Tool	Search By Address	Search By Owner	Search By Parcel Number	
Address	Custo Search - Paro	m Tasks cel Results	× < en Echo	SERVICENS
Enter a street addre This address will be (Example: 2121 Can Street: *	used to discover		+	Eggers La nim
Zip:		Search Cance		Box Prairi
			5 23	11-15

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).





Less than 40 feet wide

<u>40 – 99 feet wide</u>

100 or more feet wide



## Neighborhood Conservation, Medium Density (NCM), less than 40 feet wide.

How big is your lot?

Find out here: https://www.larimer.gov/assessor/search#/property/

Less than 4,000 square feet

Between 4,000 square feet and 4,499 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 7,499 square feet

Between 7,500 square feet and 8,999 square feet

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

10,000 square feet or larger



## Neighborhood Conservation, Medium Density (NCM), less than 40 feet wide, less than 4,000 square feet

\*This document was created in July 2023.

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

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

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

Housing type(s) permitted	Code Version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required		
			· · ·	apply in all versions of			
The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot							
Single-family detached house	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 5,000 square feet for a single-family or two- family dwelling. The minimum lot width in the NCM 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 would have been non- conforming. The minimum lot size in the NCM Zone	For an existing house: A 25% expansion of existing floor area, up to 2,400	2 stories	1 parking space		



		District would have been 4,500 square feet for a single- family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	feet <sup>2.</sup> Each accessory building may be up to 600 ft2. For a new house: No new house could have been built on this property.		
	Adopted changes October 2023	*This lot would be non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square feet for a single- family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet <sup>2.</sup> Each accessory building may be up to 600 ft2. For a new house: No new house will be allowed to be built on this property.	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
Single-family detached house + garage	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 5,000 square feet for a single-family or two- family dwelling. The minimum lot width in the NCM 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 <sup>2</sup> 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	*This lot would have been non- conforming. The	For an existing house:	House: 2 stories Garage:	1 parking space



		minimum lot size in the NCM Zone District would have been 4,500 square feet for a single- family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2.</sup> Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structure would have been allowed to be built on this property.	Building height – 20 feet. Wall height – 13 feet	
	Adopted changes October 2023	*This lot would be non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square feet for a single- family or two-family dwelling. The minimum lot width in the NCM 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 <sup>2</sup> 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 5,000 square feet for a single-family or two- family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: All structures in total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2.	House: 2 stories All accessory buildings: 1.5 stories	1 parking space



		been 4,500 square feet for a single- family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structures can be built on this property.	Wall height – 13 feet	
	Adopted changes October 2023	*This lot would be non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square feet for a single- family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structure would have been allowed to be built on this property.	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required



	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 5,000 square feet for a single-family or two- family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	For an existing duplex: All structures in total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2.	Duplex: 2 stories All accessory buildings: 1.5 stories	1-bedroom units: 3 2-bedrrom units: 4 3-bedroom units: 4 4+-bedroom units: 6
			For a new duplex: No new structure will be allowed to be built on this property.		
Duplex + garage + shed	Repealed 2022 code	*This lot would have been non- conforming. The minimum lot size in the NCM Zone District would have been 4,500 square feet for a single- family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	For an existing duplex: 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 <sup>2</sup> For a new duplex: no new structures can be built on this property.	Duplex: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
	Adopted changes October 2023	*This lot would be non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square feet for a single- family or two-family dwelling. The	For an existing duplex: House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2</sup> . Each accessory building may be up to 600 ft <sup>2</sup>	Duplex: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6



	minimum lot width in the NCM Zone District is 40 feet.	For a new duplex: no new structure would have been allowed to be built on this property.	All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	
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## Neighborhood Conservation, Medium Density (NCM), less than 40 feet wide, between 4,000 and 4,499 square feet \*This document was created in July 2023.

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

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

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

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required			
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 33% of the area of the rear 50% of the lot								
Single-family detached house	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 5,000 square feet for a single-family or two- family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: A 25% expansion for up to 25% of the lot area + 1,000 ft2 For a new house: No new house can be built on this property	2 stories	1 parking space			
	Repealed 2022 code	*This lot would have been non- conforming. The minimum lot size in the NCM Zone District would have	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet <sup>2.</sup> Each	2 stories	1 parking space			



[		been 4,500 square	accossory building		
		feet for a single-	accessory building may be up to 600 ft2.		
		family or two-family	may be up to 000 ftz.		
		dwelling. The	For a new house: No		
		minimum lot width in	new house could		
		the NCM Zone	have been built on		
		District is 40 feet.	this property.		
	Adopted changes	*This lot would be	For an existing	28 feet. May exceed	1 parking space
	October 2023	non-conforming. The	house: A 25%	28' in some cases by	
		minimum lot size in	expansion of existing	the height required	
		the NCM Zone	floor area, up to	to raise the building	
		District is proposed	2,400 feet <sup>2</sup> Each	to comply with	
		to be 4,500 square	accessory building	floodplain	
		feet for a single-	may be up to 600 ft2.	regulations.	
		family or two-family			
		dwelling. The	For a new house: No		
		minimum lot width in	new house will be		
		the NCM Zone	allowed to be built on		
		District is 40 feet.	this property.		
	1997 LUC	*This lot is non-	For an existing	House: 2 stories	1 parking space
		conforming. The	house:		
		minimum lot size in	All structures, in	Garage: 1.5 stories	
		the NCL Zone	total: A 25%		
		District is 5,000	expansion, for up to		
		square feet for a	25% of the lot area +		
		single-family or two-	1,000 ft2 in total.		
		family dwelling. The	Each accessory		
		minimum lot width in	building may be up to		
Single-family detached		the NCM Zone	600 ft <sup>2</sup>		
house + garage		District is 40 feet.			
0 0			For a new house: no		
			new structures can		
			be built on this		
			property.		
	Repealed 2022	*This lot would have	For an existing	House: 2 stories	1 parking space
	code	been non-	house:		
		conforming. The	House: A 25%	Garage:	
		minimum lot size in	expansion of existing	Building height – 20	
		the NCM Zone	floor area, up to	feet.	



		District would have been 4,500 square feet for a single- family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	2,400 feet <sup>2.</sup> Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structure would have been allowed to be built on this property.	Wall height – 13 feet	
	Adopted changes October 2023	*This lot would be non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square feet for a single- family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2.</sup> Each accessory building may be up to 600 ft <sup>2</sup> 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 5,000 square feet for a single-family or two- family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: All structures, in total: A 25% expansion, for up to 25% of the lot area + 1,000 ft2 in total. Each accessory building may be up to 600 ft <sup>2</sup> 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 would have been non- conforming. The minimum lot size in the NCM Zone District would have been 4,500 square feet for a single- family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2.</sup> Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structure would have been allowed to be built on this property. For an existing	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet House: 28 feet. May	1 parking space
	October 2023	non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square feet for a single- family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	house: House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2.</sup> Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structure would have been allowed to be built on this property.	exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code:					
The allow			ot exceed 33% of the ar		
.Duplex + garage + shed	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone	For an existing duplex: All structures in total: A 25% expansion of	Duplex: 2 stories All accessory buildings: 1.5 stories	1-bedroom units: 3 2-bedrrom units: 4 3-bedroom units: 4 4+-bedroom units: 6
				<u>,</u>	



	square feet for a single-family or two- family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	up 40% of the lot area in total. Each accessory building may be up to 600 ft2. For a new duplex: No new structure will be allowed to be built on this property.		
Repealed 2022 code	*This lot would have been non- conforming. The minimum lot size in the NCM Zone District would have been 4,500 square feet for a single- family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	For an existing duplex: 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 <sup>2</sup> For a new duplex: no new structures can be built on this property.	Duplex: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Adopted changes October 2023	*This lot would be non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square feet for a single- family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	For an existing duplex: 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 <sup>2</sup> For a new duplex: no new structures can be built on this property.	Duplex: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6





Neighborhood Conservation, Medium Density (NCM), less than 40 feet wide, between 4,500 square feet and 4,999 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.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
			olied, are proposed to ot exceed 33% of the a		
Single-family detached house	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 5,000 square feet for a single-family or two- family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: A 25% expansion for up to 25% of the lot area + 1,000 ft2 For a new house: No new house can be built on this property	2 stories	1 parking space
	Repealed 2022 code	*This lot would have been non- conforming. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet <sup>2</sup> .Each accessory building	2 stories	1 parking space



	Adopted changes October 2023	*This lot would be non-conforming The minimum lot width in the NCM Zone District is 40 feet.	<ul> <li>may be up to 600 ft2.</li> <li>For a new house: No new house could have been built on this property.</li> <li>For an existing house: A 25% expansion of existing floor area, up to 2,400 feet<sup>2</sup>. Each accessory building may be up to 600 ft2.</li> <li>For a new house: No new house will be allowed to be</li> </ul>	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 Repealed 2022 code	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 5,000 square feet for a single-family or two- family dwelling. The minimum lot width in the NCM Zone District is 40 feet. *This lot would have been non- conforming. The	built on this property.For an existing house:All structures, in total: A 25%expansion, for up to 25% of the lot area + 1,000 ft2 in total.Each accessory building may be up to 600 ft2For a new house: no new structures can be built on this property.For an existing house:	House: 2 stories Garage: 1.5 stories House: 2 stories Garage:	1 parking space



	Adopted changes	minimum lot width in the NCM Zone District is 40 feet.	House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2.</sup> Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structure would have been allowed to be built on this property. For an existing	Building height – 20 feet. Wall height – 13 feet House: 28 feet. May	1 parking space
	October 2023	non-conforming. The minimum lot width in the NCM Zone District is 40 feet.	house: House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2.</sup> Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structure would have been allowed to be built on this property.	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	
Single-family detached house + garage + shed	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCL Zone District is 5,000 square feet for a single-family or two- family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: All structures, in total: A 25% expansion, for up to 25% of the lot area + 1,000 ft2 in total. Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories All accessory buildings: 1.5 stories	1 parking space



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



			up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structure would have been allowed to be built on this property.		
Housing type(s)	Code version	Specific	Total square	Height limit	Off-street, on-site
permitted		restrictions	footage (all floors above a basement)		parking required
Please note: B	ackvard protections a	apply, would have app	lied, are proposed to	apply in all versions of	of the code:
			ot exceed 33% of the a		
Duplex + garage + shed	1997 LUC	*This lot is non-	For an existing	Duplex: 2 stories	1-bedroom units: 3
		conforming. The	duplex:	A.II.	2-bedrrom units: 4
		minimum lot size in the NCL Zone	All structures in total: A 25%	All accessory	3-bedroom units: 4
		District is 5,000 square feet for a single-family or two- family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2.	buildings: 1.5 stories	4+-bedroom units: 6
			For a new duplex: No new structure will be allowed to be built on this property.		
	Repealed 2022 code	*This lot would have been non- conforming. The minimum lot size in the NCM Zone District would have been 4,500 square feet for a single-	For an existing duplex: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each	Duplex: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6



Last updated	October 20,	2023
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	family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	accessory building may be up to 600 ft <sup>2</sup> For a new duplex: no new structures can be built on this property.		
Adopted changes October 2023	*This lot would be non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square feet for a single- family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	For an existing duplex: House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2</sup> . Each accessory building may be up to 600 ft <sup>2</sup> For a new duplex: no new structure would have been allowed to be built on this property.	Duplex: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6



Neighborhood Conservation, Medium Density (NCM), less than 40 feet wide, between 5,000 square feet and 5,999 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.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required				
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot									
Single-family detached house	1997 LUC	*This lot is non- conforming. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: A 25% expansion for up to 25% of the lot area + 1,000 ft2 For a new house: No new house can be built on this property	2 stories	1 parking space				
	Repealed 2022 code	*This lot would have been non- conforming. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet <sup>2</sup> .Each accessory building	2 stories	1 parking space				


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



		minimum lot width in the NCM Zone District is 40 feet.	House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2.</sup> Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structure would have been allowed to be built on this property.	Building height – 20 feet. Wall height – 13 feet	
	Adopted changes October 2023	*This lot would be non-conforming. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2.</sup> Each accessory building may be up to 600 ft <sup>2</sup> 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 NCM Zone District is 40 feet.	For an existing house: All structures, in total: A 25% expansion, for up to 25% of the lot area + 1,000 ft2 in total. Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories All accessory buildings: 1.5 stories	1 parking space



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



			up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structure would have been allowed to be built on this property.		
Housing type(s)	Code version	Specific	Total square	Height limit	Off-street, on-site
permitted		restrictions	footage (all floors above a basement)		parking required
Please note: B	ackvard protections a	apply, would have app	lied, are proposed to	apply in all versions o	of the code:
			ot exceed 33% of the a		
Duplex + garage + shed	1997 LUC	*This lot is non-	For an existing	Duplex: 2 stories	1-bedroom units: 3
		conforming. The	duplex:	A.II.	2-bedrrom units: 4
		minimum lot size in	All structures in	All accessory	3-bedroom units: 4
		the NCL Zone District is 5,000 square feet for a single-family or two- family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2.	buildings: 1.5 stories	4+-bedroom units: 6
			For a new duplex: No new structure will be allowed to be built on this property.		
	Repealed 2022 code	*This lot would have been non- conforming. The minimum lot size in the NCM Zone District would have been 4,500 square feet for a single-	For an existing duplex: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each	Duplex: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6



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	family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	accessory building may be up to 600 ft <sup>2</sup> For a new duplex: no new structures can be built on this property.		
Adopted changes October 2023	*This lot would be non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square feet for a single- family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	For an existing duplex: House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2</sup> . Each accessory building may be up to 600 ft <sup>2</sup> For a new duplex: no new structure would have been allowed to be built on this property.	Duplex: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6



Neighborhood Conservation, Medium Density (NCM), less than 40 feet wide, between 6,000 square feet and 7,499 square feet

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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: The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot						
Single-family detached house	1997 LUC	*This lot is non- conforming. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: A 25% expansion for up to 25% of the lot area + 1,000 ft2 For a new house: No new house can be built on this property	2 stories	1 parking space		
	Repealed 2022 code	*This lot would have been non- conforming. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet <sup>2</sup> .Each accessory building	2 stories	1 parking space		



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



		minimum lot width in the NCM Zone District is 40 feet.	House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2.</sup> Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structure would have been allowed to be built on this property.	Building height – 20 feet. Wall height – 13 feet	
	Adopted changes October 2023	*This lot would be non-conforming. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2.</sup> Each accessory building may be up to 600 ft <sup>2</sup> 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 NCM Zone District is 40 feet.	For an existing house: All structures, in total: A 25% expansion, for up to 25% of the lot area + 1,000 ft2 in total. Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories All accessory buildings: 1.5 stories	1 parking space



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



			up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structure would have been allowed to be built on this property.		
Housing type(s)	Code version	Specific	Total square	Height limit	Off-street, on-site
permitted		restrictions	footage (all floors above a basement)		parking required
Please note: B	ackvard protections a	apply, would have app	lied, are proposed to	apply in all versions o	of the code:
			ot exceed 33% of the a		
Duplex + garage + shed	1997 LUC	*This lot is non-	For an existing	Duplex: 2 stories	1-bedroom units: 3
		conforming. The	duplex:	A.II.	2-bedrrom units: 4
		minimum lot size in	All structures in	All accessory	3-bedroom units: 4
		the NCL Zone District is 5,000 square feet for a single-family or two- family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2.	buildings: 1.5 stories	4+-bedroom units: 6
			For a new duplex: No new structure will be allowed to be built on this property.		
	Repealed 2022 code	*This lot would have been non- conforming. The minimum lot size in the NCM Zone District would have been 4,500 square feet for a single-	For an existing duplex: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each	Duplex: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6



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	family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	accessory building may be up to 600 ft <sup>2</sup> For a new duplex: no new structures can be built on this property.		
Adopted changes October 2023	*This lot would be non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square feet for a single- family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	For an existing duplex: House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2</sup> . Each accessory building may be up to 600 ft <sup>2</sup> For a new duplex: no new structure would have been allowed to be built on this property.	Duplex: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6



Neighborhood Conservation, Medium Density (NCM), less than 40 feet wide, between 7,500 square feet and 8,999 square feet

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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: The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot						
Single-family detached house	1997 LUC	*This lot is non- conforming. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: A 25% expansion for up to 25% of the lot area + 1,000 ft2 For a new house: No new house can be built on this property	2 stories	1 parking space		
	Repealed 2022 code	*This lot would have been non- conforming. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet <sup>2</sup> .Each accessory building	2 stories	1 parking space		



	Adopted changes October 2023	*This lot would be non-conforming The minimum lot width in the NCM Zone District is 40 feet.	may be up to 600 ft2. For a new house: No new house could have been built on this property. For an existing house: A 25% expansion of existing floor area, up to 2,400 feet <sup>2</sup> .Each accessory building may be up to 600 ft2. For a new house: No new house will	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
			be allowed to be built on this property.		
Single-family detached house + garage	1997 LUC	*This lot is non- conforming. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: All structures, in total: A 25% expansion, for up to 25% of the lot area + 1,000 ft2 in total. Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no	House: 2 stories Garage: 1.5 stories	1 parking space
	_		new structures can be built on this property.		
	Repealed 2022 code	*This lot would have been non- conforming. The	For an existing house:	House: 2 stories Garage:	1 parking space



		minimum lot width in the NCM Zone District is 40 feet.	House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2.</sup> Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structure would have been allowed to be built on this property.	Building height – 20 feet. Wall height – 13 feet	
	Adopted changes October 2023	*This lot would be non-conforming. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup> 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 NCM Zone District is 40 feet.	For an existing house: All structures, in total: A 25% expansion, for up to 25% of the lot area + 1,000 ft2 in total. Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories All accessory buildings: 1.5 stories	1 parking space



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



			up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structure would have been allowed to be built on this property.		
Housing type(s)	Code version	Specific	Total square	Height limit	Off-street, on-site
permitted		restrictions	footage (all floors above a basement)		parking required
Please note: B	ackvard protections a	apply, would have app	lied, are proposed to	apply in all versions o	of the code:
			ot exceed 33% of the a		
Duplex + garage + shed	1997 LUC	*This lot is non-	For an existing	Duplex: 2 stories	1-bedroom units: 3
		conforming. The	duplex:	A.II.	2-bedrrom units: 4
		minimum lot size in	All structures in	All accessory	3-bedroom units: 4
		the NCL Zone District is 5,000 square feet for a single-family or two- family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2.	buildings: 1.5 stories	4+-bedroom units: 6
			For a new duplex: No new structure will be allowed to be built on this property.		
	Repealed 2022 code	*This lot would have been non- conforming. The minimum lot size in the NCM Zone District would have been 4,500 square feet for a single-	For an existing duplex: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each	Duplex: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6



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	family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	accessory building may be up to 600 ft <sup>2</sup> For a new duplex: no new structures can be built on this property.		
Adopted changes October 2023	*This lot would be non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square feet for a single- family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	For an existing duplex: House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2</sup> . Each accessory building may be up to 600 ft <sup>2</sup> For a new duplex: no new structure would have been allowed to be built on this property.	Duplex: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6



Neighborhood Conservation, Medium Density (NCM), less than 40 feet wide, between 9,000 square feet and 9,999 square feet

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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: The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot						
Single-family detached house	1997 LUC	*This lot is non- conforming. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: A 25% expansion for up to 25% of the lot area + 1,000 ft2 For a new house: No new house can be built on this property	2 stories	1 parking space		
	Repealed 2022 code	*This lot would have been non- conforming. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet <sup>2</sup> .Each accessory building	2 stories	1 parking space		



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



		minimum lot width in the NCM Zone District is 40 feet.	House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2.</sup> Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structure would have been allowed to be built on this property.	Building height – 20 feet. Wall height – 13 feet	
	Adopted changes October 2023	*This lot would be non-conforming. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2.</sup> Each accessory building may be up to 600 ft <sup>2</sup> 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 NCM Zone District is 40 feet.	For an existing house: All structures, in total: A 25% expansion, for up to 25% of the lot area + 1,000 ft2 in total. Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories All accessory buildings: 1.5 stories	1 parking space



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



			up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structure would have been allowed to be built on this property.		
Housing type(s)	Code version	Specific	Total square	Height limit	Off-street, on-site
permitted		restrictions	footage (all floors above a basement)		parking required
Please note: B	ackvard protections a	apply, would have app	lied, are proposed to	apply in all versions o	of the code:
			ot exceed 33% of the a		
Duplex + garage + shed	1997 LUC	*This lot is non-	For an existing	Duplex: 2 stories	1-bedroom units: 3
		conforming. The	duplex:	A.II.	2-bedrrom units: 4
		minimum lot size in	All structures in	All accessory	3-bedroom units: 4
		the NCL Zone District is 5,000 square feet for a single-family or two- family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2.	buildings: 1.5 stories	4+-bedroom units: 6
			For a new duplex: No new structure will be allowed to be built on this property.		
	Repealed 2022 code	*This lot would have been non- conforming. The minimum lot size in the NCM Zone District would have been 4,500 square feet for a single-	For an existing duplex: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each	Duplex: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6



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	family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	accessory building may be up to 600 ft <sup>2</sup> For a new duplex: no new structures can be built on this property.		
Adopted changes October 2023	*This lot would be non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square feet for a single- family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	For an existing duplex: House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2</sup> . Each accessory building may be up to 600 ft <sup>2</sup> For a new duplex: no new structure would have been allowed to be built on this property.	Duplex: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6



## Neighborhood Conservation, Medium Density (NCM), less than 40 feet wide, 10,000 square feet or larger

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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.

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

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

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required		
	Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code:						
The allow	vable floor area on the	rear half of a lot shall n	ot exceed 33% of the a	rea of the rear 50% of t	he lot		
Single-family detached	1997 LUC	*This lot is non- conforming. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: A 25% expansion for up to 30% of the lot area For a new house: No new house can be built on this property	2 stories	1 parking space		
house	Repealed 2022 code	*This lot would have been non- conforming. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet <sup>2.</sup> Each accessory building may be up to 600 ft2.	2 stories	1 parking space		



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			For a new house:		
			No new house could		
			have been built on		
	Adopted changes October 2023	*This lot would be non-conforming The minimum lot width in the NCM Zone District is 40 feet.	this property. For an existing house: A 25% expansion of existing floor area, up to 2,400 feet <sup>2</sup> .Each accessory building may be up to 600 ft2. For a new house: No new house will be allowed to be	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
			built on this property.		
Single-family detached house + garage	1997 LUC	*This lot is non- conforming. The minimum lot width in the NCM Zone District is 40 feet.	For an existing house: All structures, in total: A 25% expansion, for up to 30% of the lot area in total. Each accessory building may be up to 600 ft <sup>2</sup> 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	*This lot would have been non- conforming. The minimum lot width in	For an existing house: House: A 25% expansion of	House: 2 stories Garage: Building height – 20	1 parking space
		the NCM Zone District is 40 feet.	existing floor area, up to 2,400 feet <sup>2</sup>	feet. Wall height – 13 feet	



			Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structure would have been allowed to be built on this property.		
	Adopted changes October 2023	*This lot would be non-conforming. The minimum lot width in the NCM 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 <sup>2</sup> 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 NCM Zone District is 40 feet.	For an existing house: All structures in total: A 25% expansion of existing floor area, up 30% of the lot area in total. Each accessory building may be up to 600 ft2. For a new house: No new house will be allowed to be built on this property.	House: 2 stories All accessory buildings: 1.5 stories	1 parking space



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



			For a new house: no		
			new structure would		
			have been allowed		
			to be built on this		
			property.		
Housing type(s)	Code version	Specific	Total square	Height limit	Off-street, on-site
permitted		restrictions	footage (all floors		parking required
			above a basement)		
			lied, are proposed to		
			ot exceed 33% of the a		
Duplex + garage + shed	1997 LUC	*This lot is non-	For an existing	Duplex: 2 stories	1-bedroom units: 3
		conforming. The	duplex:		2-bedrrom units: 4
		minimum lot size in	All structures in	All accessory	3-bedroom units: 4
		the NCL Zone	total: A 25%	buildings: 1.5 stories	4+-bedroom units: 6
		District is 5,000	expansion of		
		square feet for a	existing floor area,		
		single-family or two-	up 40% of the lot		
		family dwelling. The	area in total. Each		
		minimum lot width in	accessory building		
		the NCM Zone	may be up to 600		
		District is 40 feet.	ft2.		
			For a new duplex:		
			No new structure will		
			be allowed to be		
			built on this property.		
	Repealed 2022	*This lot would have	For an existing	Duplex: 2 stories	1-bedroom units: 2
	code	been non-	duplex:		2-bedrrom units: 3
	0000	conforming. The	All structures, in	All accessory	3-bedroom units: 4
		minimum lot size in	total: A 25%	buildings:	4+-bedroom units: 6
		the NCM Zone	expansion, for up to	Building height – 20	
		District would have	40% of the lot area	feet.	
		been 4,500 square	in total. Each	Wall height – 13 feet	
		feet for a single-	accessory building	rial hoight to loot	
		family or two-family	may be up to $600 \text{ ft}^2$		
			For a new duplex:		
		dwelling. The minimum lot width in the NCM Zone District is 40 feet.	For a new duplex: no new structures		



		can be built on this property.		
Adopted changes October 2023	*This lot would be non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square feet for a single- family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	For an existing duplex: House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2</sup> . Each accessory building may be up to 600 ft <sup>2</sup> For a new duplex: no new structure would have been allowed to be built on this property.	Duplex: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6



## Neighborhood Conservation, Medium Density (NCM), 40 – 99 feet wide.

How big is your lot?

Find out here: <a href="https://www.larimer.gov/assessor/search#/property/">https://www.larimer.gov/assessor/search#/property/</a>

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 7,499 square feet

Between 7,500 square feet and 8,999 square feet

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

10,000 square feet or larger



## Neighborhood Conservation, Medium Density (NCM), 40 – 99 feet wide, less than 4,000 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.

Housing type(s) permitted	Code Version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required		
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code:							
The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot							
Single-family detached	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 5,000 square feet for a single-family or two- family dwelling.	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		
house	Repealed 2022 code	*This lot would have been non- conforming. The minimum lot size in the NCM Zone District would have been 4,500 square feet for a single-	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft2.	2 stories	1 parking space		



		family or two-family dwelling.	For a new house: No new house could have been built on this property.		
	Adopted changes October 2023	*This lot would be non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square feet for a single- family or two-family dwelling.	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet <sup>2</sup> .Each accessory building may be up to 600 ft2. For a new house: No new house will be allowed to be built on this property.	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
Single-family detached	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 5,000 square feet for a single-family or two- family dwelling.	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 <sup>2</sup> For a new house: no	House: 2 stories Garage: 1.5 stories	1 parking space
house + garage			new structures can be built on this property.		
	Repealed 2022 code	*This lot would have been non- conforming. The minimum lot size in the NCM Zone District would have been 4,500 square feet for a single-	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2.</sup> Each accessory	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space



		family or two-family dwelling.	building may be up to 600 ft <sup>2</sup> For a new house: no new structure would have been allowed to be built on this property.		
	Adopted changes October 2023	*This lot would be non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square feet for a single- family or two-family dwelling.	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 <sup>2</sup> 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 5,000 square feet for a single-family or two- family dwelling.	For an existing house: All structures in total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2. For a new house: No new house will be allowed to be built on this property.	House: 2 stories All accessory buildings: 1.5 stories	1 parking space



	Repealed 2022 code	*This lot would have been non- conforming. The minimum lot size in the NCM Zone District would have been 4,500 square feet for a single- family or two-family dwelling. *This lot would be non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square feet for a single- family or two-family dwelling.	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 <sup>2</sup> For a new house: no new structures can be built on this property. For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2</sup> . Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structure would have been allowed	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever	1 parking space
			to be built on this	is less	
Housing type(s)	Code version	Specific	property. Total square	- Wall: 13 feet Height limit	Off-street, on-site
permitted		restrictions	footage (all floors above a basement)		parking required
				apply in all versions of the rear 50% of the	
	1997 LUC	*This lot is non-	For an existing	r <mark>ea of the rear 50% of t</mark> Duplex: 2 stories	1-bedroom units: 3
	1997 LUC	conforming. The	duplex:	Duplex. 2 Stories	2-bedrrom units: 4
Duplex + garage + shed		minimum lot size in	All structures in	All accessory	3-bedroom units: 4
		the NCL Zone District is 5,000	total: A 25% expansion of	buildings: 1.5 stories	4+-bedroom units: 6



Repealed 2022 code	square feet for a single-family or two- family dwelling. *This lot would have been non- conforming. The minimum lot size in the NCM Zone District would have been 4,500 square feet for a single- family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2. For a new duplex: No new structure will be allowed to be built on this property. For an existing duplex: 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 <sup>2</sup> For a new duplex: no new structures can be built on this	Duplex: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Adopted changes October 2023	*This lot would be non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square feet for a single- family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	property.For an existing duplex:House: A 25% expansion of existing floor area, up to 2,400 feet2.Each accessory building may be up to 600 ft2For a new duplex: no new structure would have been	Duplex: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6



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	allowed to be built	- Wall: 13 feet	
	on this property.		


## Neighborhood Conservation, Medium Density (NCM), 40 – 99 feet wide, between 4,000 and 4,499 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
	Backyard protections a				
I he allow	vable floor area on the	rear half of a lot shall no	ot exceed 33% of the a		he lot
Single-family detached house	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 5,000 square feet for a single-family or two- family dwelling.	For an existing house: A 25% expansion for up to 25% of the lot area + 1,000 ft2 For a new house: No new house can be built on this property	2 stories	1 parking space
	Repealed 2022 code	*This lot would have been non- conforming. The	For an existing house: A 25% expansion of	2 stories	1 parking space



		minimum lot size in the NCM Zone District would have been 4,500 square feet for a single- family or two-family dwelling.	existing floor area, up to 2,400 feet <sup>2.</sup> Each accessory building may be up to 600 ft2. For a new house: No new house could have been built on this property.		
	Adopted changes October 2023	*This lot would be non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square feet for a single- family or two-family dwelling.	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft2.	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
			For a new house: No new house will be allowed to be built on this property.		
Single-family detached house + garage	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 5,000 square feet for a single-family or two- family dwelling.	For an existing house: All structures, in total: A 25% expansion, for up to 25% of the lot area + 1,000 ft2 in total. Each accessory building may be up to 600 ft <sup>2</sup>	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 would have been non- conforming. The minimum lot size in the NCM Zone District would have been 4,500 square feet for a single- family or two-family dwelling.	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2.</sup> Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structure would have been allowed to be built on this	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023	*This lot would be non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square feet for a single- family or two-family dwelling.	property. For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2.</sup> Each accessory building may be up to 600 ft <sup>2</sup> 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 NCM Zone District is 5,000 square feet for a	For an existing house: All structures, in total: A 25% expansion, for up to 25% of the lot area + 1,000 ft2 in total.	House: 2 stories All accessory buildings: 1.5 stories	1 parking space



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



Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
			blied, are proposed to a not exceed 33% of the a		
.Duplex + garage + shed	1997 LUC Repealed 2022 code	*This lot would have been non- conforming. The minimum lot size in the NCL Zone District is 5,000 square feet for a single-family or two- family dwelling.	For an existing duplex: All structures in total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2. For a new duplex: No new structure will be allowed to be built on this property. For an existing duplex: All structures, in total: A 25% expansion, for up to	Duplex: 2 stories All accessory buildings: 1.5 stories Duplex: 2 stories All accessory buildings: Buildings: Building height – 20	1-bedroom units: 3 2-bedrrom units: 4 3-bedroom units: 4 4+-bedroom units: 6 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
	Adopted changes October 2023	District would have been 4,500 square feet for a single- family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet. *This lot would be non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square	<ul> <li>40% of the lot area in total. Each accessory building may be up to 600 ft<sup>2</sup></li> <li>For a new duplex: no new structures can be built on this property.</li> <li>For an existing duplex: All structures, in total: A 25% expansion, for up to 40% of the lot area in</li> </ul>	Duplex: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6



feet for a single- family or two-family dwelling. The minimum lot width ir the NCM Zone District is 40 feet.	600 ft <sup>2</sup>		
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## Neighborhood Conservation, Medium Density (NCM), 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 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
	Backyard protections a				
I ne allo	wable floor area on the	rear hait of a lot shall h			
Single-family detached house	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 5,000 square feet for a single-family or two- family dwelling.	For an existing house: A 25% expansion for up to 25% of the lot area + 1,000 ft2 For a new house: No new house can be built on this property	2 stories	1 parking space
	Repealed 2022		Up to 2,400 feet <sup>2</sup>	2 stories	1 parking space
	code				



	Adopted changes October 2023		Up to 2,400 feet <sup>2</sup>	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	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 5,000 square feet for a single-family or two- family dwelling.	For an existing house: All structures, in total: A 25% expansion, for up to 25% of the lot area + 1,000 ft2 in total. Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structures can be built on this property.	House: 2 stories Garage: 1.5 stories	1 parking space
house + garage	Repealed 2022 code		House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023		House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage:	1 parking space



				- Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	
	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 5,000 square feet for a single-family or two- family dwelling.	For an existing house: All structures, in total: A 25% expansion, for up to 25% of the lot area + 1,000 ft2 in total. Each accessory building may be up to 600 ft <sup>2</sup> 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
Single-family detached house + garage + shed	Repealed 2022 code		House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023		House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary	1 parking space



				building, whichever is less - Wall: 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
			blied, are proposed to ot exceed 33% of the a		
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		House: up to 2,400 square feet for the house ADU: proportional to the house, but never more than 1,000 square feet All other accessory buildings: 600 ft <sup>2</sup> max	House: 2 stories Detached ADU: Building height – 24 feet. Wall height – 13 feet All other accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
Single-family detached House + detached Accessory Dwelling Unit (ADU)	Adopted changes October 2023		House: up to 2,400 square feet for the house ADU proportional to the house, but never more than 1,000 square feet All other accessory buildings: 600 ft <sup>2</sup> max	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Detached ADU: - Building: 24 feet, or as tall as the primary building, whichever is less - Wall: 13 feet All other accessory buildings:	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)	1997 LUC Repealed 2022 code	Not allowed	NAHouse: up to 2,400 square feetADU: up to 45% of the house (or the entire area of a basement)All accessory buildings: 600 ft2 maxHouse: up to 2,400 square feetADU: up to 45% of the house (or the entire area of a basement)All accessory buildings: 600 ft2ADU: up to 45% of the house (or the entire area of a basement)All accessory buildings: 600 ft2	building, whichever is less - Wall: 13 feet NA Primary structure: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet Primary structure: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory	NA 1 parking space 1 parking space + 1 parking space for ADU = 2 parking spaces in total Allow 1 tandem parking space to count towards off- street parking
			max	<ul> <li>All accessory</li> <li>buildings:</li> <li>Building: 20 feet, or</li> <li>as tall as the primary</li> <li>building, whichever</li> <li>is less</li> <li>Wall: 13 feet</li> </ul>	requirements
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required



	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 5,000 square feet for a single-family or two- family dwelling.	For an existing duplex: All structures in total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2.	Duplex: 2 stories All accessory buildings: 1.5 stories	1-bedroom units: 3 2-bedrrom units: 4 3-bedroom units: 4 4+-bedroom units: 6
			For a new duplex: No new structure will be allowed to be built on this property.		
	Repealed 2022 code		Up to 40% of the lot area	Primary building: 2 stories	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4
Duplex			All accessory buildings: 600 ft <sup>2</sup> max	Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	4+-bedroom units: 6
	Adopted changes October 2023		Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
				All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less	



				- Wall: 13 feet	
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but never more than 1,000 square feet All accessory buildings: 600 ft <sup>2</sup> max	Duplex: 2 stories Detached ADU: Building height – 24 feet. Wall height – 13 feet Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	ADU: none Duplex: 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Duplex + detached ADU	Adopted changes October 2023		Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but never more than 1,000 square feet All accessory buildings: 600 ft <sup>2</sup> max	Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Detached ADU: - Building: 24 feet, or as tall as the primary building, whichever is less - Wall: 13 feet All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	ADU: 1 + Duplex: 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6



Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required				
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot									
I he allo	<i>wable floor area on the</i> 1997 LUC	rear half of a lot shall n Not allowed	ot exceed 33% of the a	rea of the rear 50% of t	ne lot NA				
		Unit count restricted	Up to 40% of the lot	2 stories	PER UNIT:				
	Repealed 2022 code		•	Z Stones	1-bedroom units: 1				
	code	by the lot area / unit requirements	area	Accessory buildings	2-bedrrom units: 1.5				
		requirements	All accessory	(garage, shed):	3-bedroom units: 2				
			buildings: 600 ft <sup>2</sup>	Building height – 20	4+-bedroom units: 3				
			max	feet. Wall height –					
			Παλ	13 feet					
	Adopted changes	ONLY allowed if at	Up to 40% of the lot	28 feet. May exceed	PER UNIT:				
	October 2023	least one unit has	area	28' in some cases	1-bedroom units: 1				
	0000001 2020	been deed-restricted		by the height	2-bedrrom units: 1.5				
Rowhouse, 2-3 units		as Affordable	All accessory	required to raise the	3-bedroom units: 2				
		Housing for 60 years	buildings: 600 ft <sup>2</sup>	building to comply	4+-bedroom units: 3				
		riedenig iel ee yeare	max	with floodplain					
		Unit count restricted		regulations.					
		by lot area/ unit							
		requirements		All accessory					
				buildings:					
				- Building: 20 feet, or					
				as tall as the primary					
				building, whichever					
				is less					
				- Wall: 13 feet					
Housing type(s)	Code version	Specific	Total square	Height limit	Off-street, on-site				
permitted		restrictions	footage (all floors		parking required				
		<u> </u>	above a basement)						
		apply, would have app							
i ne allo		rear half of a lot shall n							
	1997 LUC	*This lot is non-	For an existing	Apartment: 2 stories	1-bedroom units: 3				
		conforming. The minimum lot size in	apartment:	All according	2-bedrrom units: 4 3-bedroom units: 4				
Apartment, up to 3 units		the NCM Zone	All structures in total: A 25%	All accessory	4+-bedroom units: 6				
•				buildings: 1.5 stories					
		District is 6,000	expansion of						
			existing floor area,						



		square feet for a multi-family dwelling.	up 40% of the lot area in total. Each accessory building may be up to 600 ft2. For a new apartment: No new structure will be allowed to be built on this property.		
	Repealed 2022 code		Up to 70% of the lot area	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)
	Adopted changes October 2023		Up to 70% of the lot area	<ul> <li>28 feet. May exceed</li> <li>28' in some cases</li> <li>by the height</li> <li>required to raise the</li> <li>building to comply</li> <li>with floodplain</li> <li>regulations.</li> <li>All accessory</li> <li>buildings: <ul> <li>Building: 20 feet, or</li> <li>as tall as the primary</li> <li>building, whichever</li> </ul> </li> </ul>	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)
Apartment, up to 4 units	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 6,000	For an existing apartment: All structures in total: A 25% expansion of	is less - Wall: 13 feet Apartment: 2 stories All accessory buildings: 1.5 stories	1-bedroom units: 3 2-bedrrom units: 4 3-bedroom units: 4 4+-bedroom units: 6



	Repealed 2022 code	square feet for a multi-family dwelling.	existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2. For a new apartment: No new structure will be allowed to be built on this property. Up to 70% of the lot area	2 stories Accessory buildings (garage, shed): Building height – 20	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
				feet. Wall height – 13 feet	(So, between 5 and 15 in total)
	Adopted changes October 2023	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 6,000 square feet for a multi-family dwelling.	No additional built space could be added to this lot.	NA	NA
	1997 LUC	Not allowed	NA	NA	NA
Apartment, up to 5 units	Repealed 2022 code		Up to 70% of the lot area	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 5 and 15 in total)
	Adopted changes October 2023	Not allowed	NA	NA	NA
	1997 LUC	Not allowed	NA	NA	NA
Apartment, up to 6 units	Repealed 2022 code	ONLY allowed if at least one unit had	Up to 85% of the lot area	2 stories	PER UNIT:



Last updated October 20, 2023

as Af Hous	n deed-restricted ffordable sing for 99 years			1-bedroom units: 0.75 2-bedrrom units: 1 3-bedroom units: 1.25 4+-bedroom units: 1.5 (So, between 5 and 9 in total)
ed changes Not a ber 2023	allowed	NA	NA	NA



## Neighborhood Conservation, Medium Density (NCM), 40 – 99 feet wide, between 5,000 square feet and 5,999 square feet \*This document was created in July 2023.

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

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required				
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot									
	1997 LUC		Up to 25% of the lot area + 1,000 square feet	2 stories	1 parking space				
	Repealed 2022 code		Up to 2,400 feet <sup>2</sup>	2 stories	1 parking space				
Single-family detached house	Adopted changes October 2023		Up to 2,400 feet <sup>2</sup>	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	1997 LUC		All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories Garage: 1.5 stories	1 parking space				
house + garage	Repealed 2022 code		House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space				



	Adopted changes October 2023	House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	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
			Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	
	1997 LUC	All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
Single-family detached house + garage + shed	Repealed 2022 code	House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023	House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings:	1 parking space



P	<u>.</u>				
				- Building: 20 feet,	
				or as tall as the	
				primary building,	
				whichever is less	
				- Wall: 13 feet	
Housing type(s)	Code version	Specific	Total square	Height limit	Off-street, on-site
permitted		restrictions	footage (all floors		parking required
P			above a basement)		paring requires
Please note: F	Backvard protections	apply, would have app		apply in all versions	of the code:
		rear half of a lot shall r			
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022		House: up to 2,400	House: 2 stories	1 parking space
	code		square feet for the		
			house	Detached ADU:	
				Building height – 24	
			ADU: proportional to	feet.	
			the house, but never	Wall height – 13 feet	
			more than 1,000		
			square feet	All other accessory	
			All other accessory	buildings:	
			buildings: 600 ft <sup>2</sup>	Building height – 20	
			max	feet.	
Single-family detached				Wall height – 13 feet	
House + detached	Adopted changes		House: up to 2,400	House: 28 feet. May	1 parking space
Accessory Dwelling Unit	October 2023		square feet for the	exceed 28' in some	+ 1 parking space
(ADU)			house	cases by the height	for ADU
				required to raise the	= 2 parking spaces
			ADU proportional to	building to comply	in total
			the house, but never	with floodplain	
			more than 1,000	regulations.	Allow 1 tandem
			square feet	0	parking space to
				Detached ADU:	count towards off-
			All other accessory	- Building: 24 feet,	street parking
			buildings: 600 ft <sup>2</sup>	or as tall as the	requirements
			max	primary building,	
				whichever is less	
				- Wall: 13 feet	



Single-family detached House + attached Accessory Dwelling Unit (ADU)	1997 LUC Repealed 2022 code	Not allowed	NA House: up to 2,400 square feet ADU: up to 45% of the house (or the entire area of a basement) All accessory buildings: 600 ft <sup>2</sup> max House: up to 2,400 square feet ADU: up to 45% of the house (or the entire area of a basement) All accessory buildings: 600 ft <sup>2</sup> max	All other accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet NA Primary structure: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet Primary structure: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	NA 1 parking space 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
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required



		apply, would have apply rear half of a lot shall r			
	1997 LUC		All buildings, in total: up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	2 stories	1-bedroom units: 3 2-bedrrom units: 4 3-bedroom units: 4 4+-bedroom units: 6
	Repealed 2022 code		Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height –	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Duplex	Adopted changes October 2023		Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	13 feet Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet,	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
				or as tall as the primary building, whichever is less - Wall: 13 feet	
	1997 LUC	Not allowed	NA	NA	NA
Duplex + detached ADU	Repealed 2022 code		Duplex: Up to 40% of the lot area	Duplex: 2 stories	ADU: none Duplex:
			ADU: proportional to the duplex, but	Detached ADU: Building height – 24	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4



	Adopted changes October 2023		never more than 1,000 square feet All accessory buildings: 600 ft <sup>2</sup> max Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but never more than 1,000 square feet All accessory buildings: 600 ft <sup>2</sup> max	feet. Wall height – 13 feet Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Detached ADU: - Building: 24 feet, or as tall as the primary building, whichever is less - Wall: 13 feet All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	4+-bedroom units: 6 ADU: 1 + Duplex: 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
		apply, would have app rear half of a lot shall n			
Rowhouse, 2-3 units	1997 LUC	Not allowed	NA	NA	NA



	Repealed 2022 code	Unit count restricted by the lot area / unit requirements	Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
	Adopted changes October 2023	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 60 years Unit count restricted by lot area/ unit requirements	Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	<ul> <li>28 feet. May exceed</li> <li>28' in some cases</li> <li>by the height</li> <li>required to raise the</li> <li>building to comply</li> <li>with floodplain</li> <li>regulations.</li> <li>All accessory</li> <li>buildings:</li> <li>Building: 20 feet,</li> <li>or as tall as the</li> <li>primary building,</li> <li>whichever is less</li> <li>Wall: 13 feet</li> </ul>	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
Rowhouse, 4 units	1997 LUC Repealed 2022 code	Not allowed ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 60 years Unit count restricted by lot area/ unit requirements	NA Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	NA 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	NA PER UNIT: 1-bedroom units: 0.75 2-bedrrom units: 1 3-bedroom units: 1.25 4+-bedroom units: 1.5
	Adopted changes October 2023	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 60 years	Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3



Housing type(s)	Code version	Unit count restricted by lot area/ unit requirements Specific	Total square	All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet <b>Height limit</b>	* reduced parking incentives for Affordable Housing do not apply in projects with fewer than 7 units. Off-street, on-site
permitted		restrictions	footage (all floors		parking required
Please note: F	Backvard protections	apply, would have app	above a basement)	apply in all versions	of the code:
		rear half of a lot shall n			
Apartment, up to 3 units	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 6,000 square feet for a multi-family dwelling.	For an existing apartment: All structures in total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2. For a new apartment: No new structure will be allowed to be built on this property.	Apartment: 2 stories All accessory buildings: 1.5 stories	1-bedroom units: 3 2-bedrrom units: 4 3-bedroom units: 4 4+-bedroom units: 6
	Repealed 2022 code		Up to 70% of the lot area	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)



	Adopted changes October 2023	*This het is more	Up to 70% of the lot area	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)
Apartment, up to 4 units	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 6,000 square feet for a multi-family dwelling.	For an existing apartment: All structures in total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2. For a new apartment: No new structure will be allowed to be built on this property.	Apartment: 2 stories All accessory buildings: 1.5 stories	1-bedroom units: 3 2-bedrrom units: 4 3-bedroom units: 4 4+-bedroom units: 6
	Repealed 2022 code		Up to 70% of the lot area	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 5 and 15 in total)



Last updated	October 20,	2023
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	Adopted changes October 2023	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 6,000 square feet for a multi-family dwelling.	No additional built space could be added to this lot.	NA	NA
	1997 LUC	Not allowed	NA	NA	NA
Apartment, up to 5 units	Repealed 2022 code		Up to 70% of the lot area	2 stories	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 5 and 15 in total)
	Adopted changes October 2023	Not allowed	NA	NA	NA
	1997 LUC	Not allowed	NA	NA	NA
Apartment, up to 6	Repealed 2022 code	ONLY would have allowed if at least one unit has been deed-restricted as Affordable Housing for 99 years	Up to 80% of the lot area	2 stories	PER UNIT: 1-bedroom units: 0.75 2-bedrrom units: 1 3-bedroom units: 1.25 4+-bedroom units: 1.5 (So, between 5 and 9 in total)
	Adopted changes October 2023	Not allowed	NA	NA	NA
		apply, would have apply rear half of a lot shall r			



## Neighborhood Conservation, Medium Density (NCM), 40 – 99 feet wide, between 6,000 square feet and 7,499 square feet \*This document was created in July 2023.

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

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required				
	Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot								
	1997 LUC		Up to 25% of the lot area + 1,000 square feet	2 stories	1 parking space				
	Repealed 2022 code		Up to 2,400 feet <sup>2</sup>	2 stories	1 parking space				
Single-family detached house	Adopted changes October 2023		Up to 2,400 feet <sup>2</sup>	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		All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories Garage: 1.5 stories	1 parking space				
	Repealed 2022 code		House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space				



	Adopted changes October 2023	House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space
	1997 LUC	All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
Single-family detached house + garage + shed	Repealed 2022 code	House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023	House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings:	1 parking space



Code version	Specific restrictions	Total square footage (all floors above a basement)	- Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet <b>Height limit</b>	Off-street, on-site parking required
1997 LUC Repealed 2022 code	Not allowed	NA House: up to 2,400 square feet for the house ADU: proportional to the house, but never more than 1,000 square feet All other accessory buildings: 600 ft <sup>2</sup> max House: up to 2,400 square feet for the house ADU proportional to the house, but never more than 1,000 square feet All other accessory	NA House: 2 stories Detached ADU: Building height – 24 feet. Wall height – 13 feet All other accessory buildings: Building height – 20 feet. Wall height – 13 feet House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Detached ADU: - Building: 24 feet,	NA 1 parking space 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
	Adopted changes	ackyard protections apply, would have apprable floor area on the rear half of a lot shall not allowed         1997 LUC       Not allowed         Repealed 2022       code         Adopted changes       Adopted changes	footage (all floors above a basement)ackyard protections apply, would have applied, are proposed to vable floor area on the rear half of a lot shall not exceed 33% of the au 1997 LUCNot allowedNARepealed 2022 codeHouse: up to 2,400 square feet for the houseADU: proportional to the house, but never more than 1,000 square feet All other accessory buildings: 600 ft² maxAdopted changes October 2023House: up to 2,400 square feet for the houseADU proportional to the house, but never more than 1,000 square feet All other accessory buildings: 600 ft² max	Code versionSpecific restrictions ackyard protections apply, would have applied, are proposed to above a basement)Total square footage (all floors above a basement)Height limitackyard protections apply, would have applied, are proposed to able floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of ti1997 LUCNot allowedNANARepealed 2022 codeNot allowedNANARepealed 2022 codeHouse: up to 2,400 square feet for the houseHouse: up to 2,400 square feet for the houseHouse: 2 storiesADU: proportional to the house, but never more than 1,000 square feetAll other accessory buildings: 600 ft²Building height – 24 feet.Adopted changes October 2023House: up to 2,400 square feet for the houseHouse: up to 2,400 square feet for the houseHouse: 28 feet. May exceed 28' in some cases by the height required to raise the houseAdopted changes October 2023House: up to 2,400 square feetHouse: 22 feet. May exceed 28' in some cases by the height required to raise the houseAll other accessory building to comply with floodplain regulations.Detached ADU: regulations.All other accessory buildings: 600 ft²House: 24 feet, or as tall as the



	1997 LUC Repealed 2022 code	Not allowed	NA House: up to 2,400 square feet ADU: up to 45% of the house (or the entire area of a basement) All accessory buildings: 600 ft <sup>2</sup> max	All other accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet NA Primary structure: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	NA 1 parking space
Single-family detached House + attached Accessory Dwelling Unit (ADU)	Adopted changes October 2023		House: up to 2,400 square feet ADU: up to 45% of the house (or the entire area of a basement) All accessory buildings: 600 ft <sup>2</sup> max	Primary structure: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space + 1 parking space for ADU = 2 parking spaces in total Allow 1 tandem parking space to count towards off- street parking requirements
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required



	<u>wable_floor area_on th</u> 1997 LUC		All buildings, in total:	2 stories	1-bedroom units: 3
			up to 40% of the lot	2 010100	2-bedrrom units: 4
			area		3-bedroom units: 4
					4+-bedroom units: 6
			All accessory		
			buildings: 600 ft <sup>2</sup>		
			max		
	Repealed 2022		Up to 40% of the lot	Primary building: 2	1-bedroom units: 2
	code		area	stories	2-bedrrom units: 3
					3-bedroom units: 4
			All accessory	Accessory buildings	4+-bedroom units: 6
			buildings: 600 ft <sup>2</sup>	(garage, shed):	
			max	Building height – 20	
				feet. Wall height –	
				13 feet	
Duplex	Adopted changes		Up to 40% of the lot	Primary building: 28	1-bedroom units: 2
·	October 2023		area	feet. May exceed	2-bedrrom units: 3
				28' in some cases	3-bedroom units: 4
			All accessory	by the height	4+-bedroom units: 6
			buildings: 600 ft <sup>2</sup>	required to raise the	
			max	building to comply	
				with floodplain	
				regulations.	
				All accessory	
				buildings:	
				- Building: 20 feet,	
				or as tall as the	
				primary building,	
				whichever is less	
				- Wall: 13 feet	
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022		Duplex: Up to 40%	Duplex: 2 stories	ADU: none
Duplex + detached ADU	code		of the lot area		Duplex:
Duplex + detached ADU				Detached ADU:	1-bedroom units: 2
			ADU: proportional to	Building height – 24	2-bedrrom units: 3
			the duplex, but		3-bedroom units: 4



Last updated October 20, 2023

	Adopted changes October 2023		never more than 1,000 square feet All accessory buildings: 600 ft <sup>2</sup> max Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but never more than 1,000 square feet All accessory buildings: 600 ft <sup>2</sup> max	feet. Wall height – 13 feet Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Detached ADU: - Building: 24 feet, or as tall as the primary building, whichever is less - Wall: 13 feet All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	4+-bedroom units: 6 ADU: 1 + Duplex: 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
		apply, would have app rear half of a lot shall no	lied, are proposed to		
Rowhouse, 2-3 units	1997 LUC	Not allowed	NA	NA	NA



	Repealed 2022 code	Unit count restricted by the lot area / unit requirements	Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
	Adopted changes October 2023	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 60 years Unit count restricted by lot area/ unit requirements	Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	<ul> <li>28 feet. May exceed</li> <li>28' in some cases</li> <li>by the height</li> <li>required to raise the</li> <li>building to comply</li> <li>with floodplain</li> <li>regulations.</li> <li>All accessory</li> <li>buildings: <ul> <li>Buildings:</li> <li>Building: 20 feet,</li> <li>or as tall as the</li> <li>primary building,</li> <li>whichever is less</li> <li>Wall: 13 feet</li> </ul> </li> </ul>	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
Rowhouse, 4 units	1997 LUC Repealed 2022 code	Not allowed ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 99 years Unit count restricted by lot area/ unit requirements	NA Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	NA 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	NA PER UNIT: 1-bedroom units: 0.75 2-bedrrom units: 1 3-bedroom units: 1.25 4+-bedroom units: 1.5
	Adopted changes October 2023	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 60 years	Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3



Housing type(s) permitted	Code version	Unit count restricted by lot area/ unit requirements Specific restrictions	Total square footage (all floors above a basement)	All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet <b>Height limit</b>	* reduced parking incentives for Affordable Housing do not apply in projects with fewer than 7 units. Off-street, on-site parking required				
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code:									
The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot									
Apartment, up to 3 units	1997 LUC Repealed 2022 code		Up to 40% of the lot area	2 stories 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1.5 2-bedrrom units: 1.75 3-bedroom units: 2 4+-bedroom units: 3 (So, between 5 and 9 in total) PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)				
	Adopted changes October 2023		Up to 70% of the lot area	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)				



			All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	
Apartment, up to 4 units	1997 LUC	Up to 40% of the lot area	2 stories	PER UNIT: 1-bedroom units: 1.5 2-bedrrom units: 1.75 3-bedroom units: 2 4+-bedroom units: 3 (So, between 6 and 12 in total)
	Repealed 2022 code	Up to 70% of the lot area	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 4 and 12 in total)
	Adopted changes October 2023	Up to 85% of the lot area	<ul> <li>28 feet. May exceed</li> <li>28' in some cases</li> <li>by the height</li> <li>required to raise the</li> <li>building to comply</li> <li>with floodplain</li> <li>regulations.</li> <li>All accessory</li> <li>buildings:</li> <li>Building: 20 feet,</li> <li>or as tall as the</li> <li>primary building,</li> <li>whichever is less</li> <li>Wall: 13 feet</li> </ul>	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 4 and 12 in total)


Last upda	ated Octo	ober 20,	2023

	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022		Up to 70% of the lot	2 stories	PER UNIT:
	code		area		1-bedroom units: 1
				Accessory buildings	2-bedrrom units: 1.5
				(garage, shed):	3-bedroom units: 2
				Building height – 20	4+-bedroom units: 3
				feet. Wall height –	
				13 feet	(So, between 5 and
					15 in total)
	Adopted changes	ONLY allowed if it	Up to 85% of the lot	28 feet. May exceed	PER UNIT:
	October 2023	converts and	area	28' in some cases	1-bedroom units: 1
Apartment, up to 5 units		integrates an existing structure		by the height	2-bedrrom units: 1.5 3-bedroom units: 2
		structure		required to raise the building to comply	4+-bedroom units: 3
				with floodplain	
				regulations.	(So, between 5 and
				regulationer	15 in total)
				All accessory	,
				buildings:	
				- Building: 20 feet,	
				or as tall as the	
				primary building,	
				whichever is less	
	4007.1.1.0			- Wall: 13 feet	
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022	ONLY would have	Up to 80% of the lot	2 stories	PER UNIT:
	code	allowed if at least one	area		1-bedroom units: 0.75
		unit has been deed- restricted as			0.75 2-bedrrom units: 1
		Affordable Housing			3-bedroom units:
		for 99 years			1.25
Apartment, up to 6					4+-bedroom units:
					1.5
					(So, between 5 and
					9 in total)
	Adapted abaptes	Must meet BOTH	Up to 85% of the lot	29 foot May avaged	PER UNIT:
	Adopted changes October 2023	requirements:	area	28 feet. May exceed 28' in some cases	1-bedroom units: 1
		requiremento.	alca	20 11 30116 04363	



	- Converts and integrates an existing structure - At least 1 unit is deed-restricted for 60 years	by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 6 and 12 in total)			
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 33% of the area of the rear 50% of the lot						



## Neighborhood Conservation, Medium Density (NCM), 40 – 99 feet wide, between 7,500 square feet and 8,999 square feet \*This document was created in July 2023.

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

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required			
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot								
	1997 LUC		Up to 25% of the lot area + 1,000 square feet	2 stories	1 parking space			
	Repealed 2022 code		Up to 2,400 feet <sup>2</sup>	2 stories	1 parking space			
Single-family detached house	Adopted changes October 2023		Up to 2,400 feet <sup>2</sup>	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		All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories Garage: 1.5 stories	1 parking space			
	Repealed 2022 code		House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space			



Last updated October 20, 2023

	Adopted changes October 2023	feet <sup>2</sup> Each a	t up to 2,400 ccessory g may be up ft <sup>2</sup>	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space
	1997 LUC	total: U the lot a square Each a	ccessory g may be up	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
Single-family detached house + garage + shed	Repealed 2022 code	House: feet <sup>2</sup> Each a	up to 2,400 ccessory g may be up	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023	feet <sup>2</sup> Each a	t up to 2,400 ccessory g may be up ft <sup>2</sup>	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings:	1 parking space



Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	- Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet <b>Height limit</b>	Off-street, on-site parking required
		apply, would have app e rear half of a lot shall n			
Single-family detached House + detached Accessory Dwelling Unit (ADU)	1997 LUC Repealed 2022 code	Not allowed	NA House: up to 2,400 square feet for the house ADU: proportional to the house, but never more than 1,000 square feet All other accessory buildings: 600 ft <sup>2</sup> max House: up to 2,400 square feet for the house ADU proportional to the house, but never more than 1,000 square feet All other accessory buildings: 600 ft <sup>2</sup> max	NA House: 2 stories Detached ADU: Building height – 24 feet. Wall height – 13 feet All other accessory buildings: Building height – 20 feet. Wall height – 13 feet House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Detached ADU: - Building: 24 feet, or as tall as the primary building,	NA 1 parking space 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



				All other accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	
	1997 LUC Repealed 2022 code	Not allowed	NA House: up to 2,400 square feet ADU: up to 45% of the house (or the entire area of a basement) All accessory buildings: 600 ft <sup>2</sup> max	NA Primary structure: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	NA 1 parking space
Single-family detached House + attached Accessory Dwelling Unit (ADU)	Adopted changes October 2023		House: up to 2,400 square feet ADU: up to 45% of the house (or the entire area of a basement) All accessory buildings: 600 ft <sup>2</sup> max	Primary structure: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space + 1 parking space for ADU = 2 parking spaces in total Allow 1 tandem parking space to count towards off- street parking requirements
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required



		apply, would have app e rear half of a lot shall n			
	1997 LUC		All buildings, in total: up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	2 stories	1-bedroom units: 3 2-bedrrom units: 4 3-bedroom units: 4 4+-bedroom units: 6
	Repealed 2022 code		Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Duplex	Adopted changes October 2023		Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
				All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	
	1997 LUC	Not allowed	NA	NA	NA
Duplex + detached ADU	Repealed 2022 code		Duplex: Up to 40% of the lot area	Duplex: 2 stories Detached ADU:	ADU: none Duplex: 1-bedroom units: 2
			ADU: proportional to the duplex, but	Building height – 24	2-bedroom units: 3 3-bedroom units: 4



	Adopted changes October 2023		never more than 1,000 square feet All accessory buildings: 600 ft <sup>2</sup> max Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but never more than 1,000 square feet All accessory buildings: 600 ft <sup>2</sup> max	feet. Wall height – 13 feet Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Detached ADU: - Building: 24 feet, or as tall as the primary building, whichever is less - Wall: 13 feet All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	4+-bedroom units: 6 ADU: 1 + Duplex: 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
		apply, would have app			
The allow	vahle floor area on the	e rear half of a lot shall n	ot exceed 33% of the a	rea of the rear 50% of t	he lot



	Repealed 2022 code	Unit count restricted by the lot area / unit requirements	Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
	Adopted changes October 2023	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 60 years Unit count restricted by lot area/ unit requirements	Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	<ul> <li>28 feet. May exceed</li> <li>28' in some cases</li> <li>by the height</li> <li>required to raise the</li> <li>building to comply</li> <li>with floodplain</li> <li>regulations.</li> <li>All accessory</li> <li>buildings:</li> <li>Buildings: 20 feet,</li> <li>or as tall as the</li> <li>primary building,</li> <li>whichever is less</li> <li>Wall: 13 feet</li> </ul>	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
Rowhouse, 4 units	1997 LUC Repealed 2022 code	Not allowed ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 99 years Unit count restricted by lot area/ unit requirements	NA Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	NA 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	NA PER UNIT: 1-bedroom units: 0.75 2-bedrrom units: 1 3-bedroom units: 1.25 4+-bedroom units: 1.5
	Adopted changes October 2023	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 60 years	Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3



		Unit count restricted by lot area/ unit requirements		All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	* reduced parking incentives for Affordable Housing do not apply in projects with fewer than 7 units.
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 99 years Unit count restricted by lot area/ unit requirements	Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 0.75 2-bedrrom units: 1 3-bedroom units: 1.25 4+-bedroom units: 1.5
Rowhouse, 5 units	Adopted changes October 2023	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 60 years Unit count restricted by lot area/ unit requirements	Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 * reduced parking incentives for Affordable Housing do not apply in projects with fewer than 7 units.
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
		apply, would have app e rear half of a lot shall n	lied, are proposed to		



Apartment, up to 3 units	1997 LUC	Up to 40% of the lot area	2 stories	PER UNIT: 1-bedroom units: 1.5 2-bedrrom units: 1.75 3-bedroom units: 2 4+-bedroom units: 3 (So, between 5 and 9 in total)
	Repealed 2022 code	Up to 70% of the lot area	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)
	Adopted changes October 2023	Up to 70% of the lot area	<ul> <li>28 feet. May exceed</li> <li>28' in some cases</li> <li>by the height</li> <li>required to raise the</li> <li>building to comply</li> <li>with floodplain</li> <li>regulations.</li> <li>All accessory</li> <li>buildings:</li> <li>Building: 20 feet,</li> <li>or as tall as the</li> <li>primary building,</li> <li>whichever is less</li> <li>Wall: 13 feet</li> </ul>	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)
Apartment, up to 4 units	1997 LUC	Up to 40% of the lot area	2 stories	PER UNIT: 1-bedroom units: 1.5 2-bedrrom units: 1.75 3-bedroom units: 2 4+-bedroom units: 3



					(So, between 6 and 12 in total)
	Repealed 2022		Up to 70% of the lot	2 stories	PER UNIT:
	code		area		1-bedroom units: 1
				Accessory buildings	2-bedrrom units: 1.5
				(garage, shed):	3-bedroom units: 2
				Building height – 20	4+-bedroom units: 3
				feet. Wall height –	
				13 feet	(So, between 4 and
					12 in total)
	Adopted changes		Up to 85% of the lot	28 feet. May exceed	PER UNIT:
	October 2023		area	28' in some cases	1-bedroom units: 1
				by the height	2-bedrrom units: 1.5
				required to raise the	3-bedroom units: 2
				building to comply	4+-bedroom units: 3
				with floodplain	
				regulations.	(So, between 4 and 12 in total)
				All accessory	12 11 (otal)
				buildings:	
				- Building: 20 feet,	
				or as tall as the	
				primary building,	
				whichever is less	
				- Wall: 13 feet	
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022		Up to 70% of the lot	2 stories	PER UNIT:
	code		area		1-bedroom units: 1
				Accessory buildings	2-bedrrom units: 1.5
				(garage, shed):	3-bedroom units: 2
				Building height – 20	4+-bedroom units: 3
Apartment, up to 5 units				feet. Wall height –	
				13 feet	(So, between 5 and
					15 in total)
	Adopted changes	ONLY allowed if it	Up to 85% of the lot	28 feet. May exceed	PER UNIT:
	October 2023	converts and	area	28' in some cases	1-bedroom units: 1
		integrates an existing		by the height	2-bedrrom units: 1.5
		structure		required to raise the	3-bedroom units: 2
				building to comply	4+-bedroom units: 3



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				with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	(So, between 5 and 15 in total)
	1997 LUC Repealed 2022 code	Not allowed ONLY would have allowed if at least one unit has been deed- restricted as Affordable Housing for 99 years	NA Up to 80% of the lot area	NA 2 stories	NA PER UNIT: 1-bedroom units: 0.75 2-bedrrom units: 1 3-bedroom units: 1.25 4+-bedroom units: 1.5 (So, between 5 and 9 in total)
Apartment, up to 6	Adopted changes October 2023	Must meet BOTH requirements: - Converts and integrates an existing structure - At least 1 unit is deed-restricted for 60 years	Up to 85% of the lot area	<ul> <li>28 feet. May exceed</li> <li>28' in some cases</li> <li>by the height</li> <li>required to raise the</li> <li>building to comply</li> <li>with floodplain</li> <li>regulations.</li> <li>All accessory</li> <li>buildings:</li> <li>Building: 20 feet,</li> <li>or as tall as the</li> <li>primary building,</li> <li>whichever is less</li> <li>Wall: 13 feet</li> </ul>	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 6 and 12 in total)



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 33% of the area of the rear 50% of the lot						



## Neighborhood Conservation, Medium Density (NCM), 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
		apply, would have app e rear half of a lot shall n			
	1997 LUC		Up to 25% of the lot area + 1,000 square feet	2 stories	1 parking space
	Repealed 2022 code		Up to 2,400 feet <sup>2</sup>	2 stories	1 parking space
Single-family detached house	Adopted changes October 2023		Up to 2,400 feet <sup>2</sup>	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	1997 LUC		All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories Garage: 1.5 stories	1 parking space
house + garage	Repealed 2022 code		House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space



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	Adopted changes October 2023	House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space
	1997 LUC	All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
Single-family detached house + garage + shed	Repealed 2022 code	House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023	House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings:	1 parking space



				Dividinary 20 fait	
				- Building: 20 feet,	
				or as tall as the	
				primary building,	
				whichever is less	
				- Wall: 13 feet	
Housing type(s)	Code version	Specific restrictions	Total square	Height limit	Off-street, on-site
permitted			footage (all floors	_	parking required
			above a basement)		
		apply, would have app e rear half of a lot shall ne			
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022		House: up to 2,400	House: 2 stories	1 parking space
	code		square feet for the		· [
	0000		house	Detached ADU:	
			house	Building height – 24	
			ADU: proportional to	feet.	
			the house, but never	Wall height – 13 feet	
			more than 1,000	Vali height – 15 leet	
				All other accessory	
			square feet	All other accessory	
			All other accessory	buildings:	
			buildings: 600 ft <sup>2</sup>	Building height – 20	
			max	feet.	
Single-family detached				Wall height – 13 feet	
House + detached	Adopted changes		House: up to 2,400	House: 28 feet. May	1 parking space
Accessory Dwelling Unit	October 2023		square feet for the	exceed 28' in some	+ 1 parking space for
(ADU)			house	cases by the height	ADU
				required to raise the	= 2 parking spaces
			ADU proportional to	building to comply	in total
			the house, but never	with floodplain	
			more than 1,000	regulations.	Allow 1 tandem
			square feet	-	parking space to
				Detached ADU:	count towards off-
			All other accessory	- Building: 24 feet,	street parking
			buildings: 600 ft <sup>2</sup>	or as tall as the	requirements
			max	primary building,	
				whichever is less	
				- Wall: 13 feet	



	1997 LUC Repealed 2022 code	Not allowed	NA House: up to 2,400 square feet ADU: up to 45% of the house (or the entire area of a basement) All accessory buildings: 600 ft <sup>2</sup> max	All other accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet NA Primary structure: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	NA 1 parking space
Single-family detached House + attached Accessory Dwelling Unit (ADU)	Adopted changes October 2023		House: up to 2,400 square feet ADU: up to 45% of the house (or the entire area of a basement) All accessory buildings: 600 ft <sup>2</sup> max	Primary structure: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space + 1 parking space for ADU = 2 parking spaces in total Allow 1 tandem parking space to count towards off- street parking requirements
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required



	Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot						
	1997 LUC		All buildings, in total: up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	2 stories	1-bedroom units: 3 2-bedrrom units: 4 3-bedroom units: 4 4+-bedroom units: 6		
	Repealed 2022 code		Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6		
Duplex	Adopted changes October 2023		Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6		
				All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet			
Duplex + detached ADU	1997 LUC Repealed 2022 code	Not allowed	NA Duplex: Up to 40% of the lot area	NA Duplex: 2 stories	NA ADU: none Duplex:		
			ADU: proportional to the duplex, but	Detached ADU: Building height – 24	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4		



	Adopted changes October 2023		never more than 1,000 square feet All accessory buildings: 600 ft <sup>2</sup> max Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but never more than 1,000 square feet All accessory buildings: 600 ft <sup>2</sup> max	feet. Wall height – 13 feet Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Detached ADU: - Building: 24 feet, or as tall as the primary building, whichever is less - Wall: 13 feet All accessory buildings: - Building: 20 feet, or as tall as the primary building,	4+-bedroom units: 6 ADU: 1 + Duplex: 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
				whichever is less - Wall: 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
		apply, would have app		apply in all versions of the rear 50% of the	
The allow		, rear hait of a lot choil h	AT AVCAAR & W. AT THA A		



	Repealed 2022 code	Unit count restricted by the lot area / unit requirements	Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
	Adopted changes October 2023	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 60 years Unit count restricted by lot area/ unit requirements	Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	<ul> <li>28 feet. May exceed</li> <li>28' in some cases</li> <li>by the height</li> <li>required to raise the</li> <li>building to comply</li> <li>with floodplain</li> <li>regulations.</li> <li>All accessory</li> <li>buildings:</li> <li>Building: 20 feet,</li> <li>or as tall as the</li> <li>primary building,</li> <li>whichever is less</li> <li>Wall: 13 feet</li> </ul>	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
Rowhouse, 4 units	1997 LUC Repealed 2022 code	Not allowed ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 99 years Unit count restricted by lot area/ unit requirements	NA Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	NA 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	NA PER UNIT: 1-bedroom units: 0.75 2-bedrrom units: 1 3-bedroom units: 1.25 4+-bedroom units: 1.5
	Adopted changes October 2023	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 60 years	Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3



		Unit count restricted by lot area/ unit requirements		All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	* reduced parking incentives for Affordable Housing do not apply in projects with fewer than 7 units.
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 99 years Unit count restricted by lot area/ unit requirements	Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 0.75 2-bedrrom units: 1 3-bedroom units: 1.25 4+-bedroom units: 1.5
Rowhouse, 5 units	Adopted changes October 2023	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 60 years Unit count restricted by lot area/ unit requirements	Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 * reduced parking incentives for Affordable Housing do not apply in projects with fewer than 7 units.
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required



Apartment, up to 3 units	1997 LUC	Up to 40% of the lot area	2 stories	PER UNIT: 1-bedroom units: 1.5 2-bedrrom units: 1.75 3-bedroom units: 2 4+-bedroom units: 3 (So, between 5 and 9 in total)
	Repealed 2022 code	Up to 70% of the lot area	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)
	Adopted changes October 2023	Up to 70% of the lot area	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)
Apartment, up to 4 units	1997 LUC	Up to 40% of the lot area	2 stories	PER UNIT: 1-bedroom units: 1.5 2-bedrrom units: 1.75 3-bedroom units: 2 4+-bedroom units: 3



					(So, between 6 and 12 in total)
	Repealed 2022		Up to 70% of the lot	2 stories	PER UNIT:
	code		area		1-bedroom units: 1
				Accessory buildings	2-bedrrom units: 1.5
				(garage, shed):	3-bedroom units: 2
				Building height – 20	4+-bedroom units: 3
				feet. Wall height –	
				13 feet	(So, between 4 and
					12 in total)
	Adopted changes		Up to 85% of the lot	28 feet. May exceed	PER UNIT:
	October 2023		area	28' in some cases	1-bedroom units: 1
				by the height	2-bedrrom units: 1.5
				required to raise the	3-bedroom units: 2
				building to comply	4+-bedroom units: 3
				with floodplain	
				regulations.	(So, between 4 and 12 in total)
				All accessory	
				buildings:	
				- Building: 20 feet,	
				or as tall as the	
				primary building,	
				whichever is less	
				- Wall: 13 feet	
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022		Up to 70% of the lot	2 stories	PER UNIT:
	code		area		1-bedroom units: 1
				Accessory buildings	2-bedrrom units: 1.5
				(garage, shed):	3-bedroom units: 2
				Building height – 20	4+-bedroom units: 3
Apartment, up to 5 units				feet. Wall height –	
				13 feet	(So, between 5 and
					15 in total)
	Adopted changes	ONLY allowed if it	Up to 85% of the lot	28 feet. May exceed	PER UNIT:
	October 2023	converts and	area	28' in some cases	1-bedroom units: 1
		integrates an existing		by the height	2-bedrrom units: 1.5
		structure		required to raise the	3-bedroom units: 2
				building to comply	4+-bedroom units: 3



				with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	(So, between 5 and 15 in total)
	1997 LUC Repealed 2022 code	Not allowed ONLY would have allowed if at least one unit has been deed- restricted as Affordable Housing for 99 years	NA Up to 80% of the lot area	NA 2 stories	NA PER UNIT: 1-bedroom units: 0.75 2-bedrrom units: 1 3-bedroom units: 1.25 4+-bedroom units: 1.5 (So, between 5 and 9 in total)
Apartment, up to 6	Adopted changes October 2023	Must meet BOTH requirements: - Converts and integrates an existing structure - At least 1 unit is deed-restricted for 60 years	Up to 85% of the lot area	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 6 and 12 in total)



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 33% of the area of the rear 50% of the lot					



## Neighborhood Conservation, Medium Density (NCM), 40 – 99 feet wide, 10,000 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
		apply, would have app e rear half of a lot shall n			
i ne allov	1997 LUC		Up to 40% of the lot area	2 stories	1 parking space
	Repealed 2022 code		Up to 2,400 feet <sup>2</sup>	2 stories	1 parking space
Single-family detached house	Adopted changes October 2023		Up to 2,400 feet <sup>2</sup>	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		All structures, in total: Up to 40% of the lot area Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories Garage: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023		House: up to 2,400 feet <sup>2</sup>	House: 28 feet. May exceed 28' in some cases by the height	1 parking space



		Each accessory building may be up to 600 ft <sup>2</sup>	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	
	1997 LUC	All structures, in total: Up to 40% of the lot area Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
Single-family detached house + garage + shed	Repealed 2022 code	House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023	House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	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
			All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less	



				- Wall: 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: The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot								
	1997 LUC		All structures, in total: Up to 35% of the lot area Carriage house: 1,000 ft <sup>2</sup> , with a footprint of up to 600 ft <sup>2</sup> All other accessory buildings: 600 ft <sup>2</sup> max	House: 2 stories Carriage house: - building: 24 feet - eave: 13 feet All other accessory buildings: Building height – 20 feet. Wall height – 13 feet	Primary house: 1 parking space + Carriage house: 1 parking space per bedroom				
Single-family detached House + detached Accessory Dwelling Unit (ADU)	Repealed 2022 code		House: up to 2,400 square feet for the house ADU: proportional to the house, but never more than 1,000 square feet All other accessory buildings: 600 ft <sup>2</sup> max	House: 2 stories Detached ADU: Building height – 24 feet. Wall height – 13 feet All other accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space				
	Adopted changes October 2023		House: up to 2,400 square feet for the house ADU proportional to the house, but never more than 1,000 square feet	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 + 1 parking space for ADU = 2 parking spaces in total Allow 1 tandem parking space to				



			All other accessory buildings: 600 ft <sup>2</sup> max	Detached ADU: - Building: 24 feet, or as tall as the primary building, whichever is less - Wall: 13 feet All other accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	count towards off- street parking requirements
	1997 LUC	Not allowed	NA	NA	NA
Single-family detached House + attached	Repealed 2022 code		House: up to 2,400 square feet ADU: up to 45% of the house (or the entire area of a basement) All accessory buildings: 600 ft <sup>2</sup> max	Primary structure: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
Accessory Dwelling Unit (ADU)	Adopted changes October 2023		House: up to 2,400 square feet ADU: up to 45% of the house (or the entire area of a basement) All accessory buildings: 600 ft <sup>2</sup> max	Primary structure: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the	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



	Octoversion		Total annual	primary building, whichever is less - Wall: 13 feet	Off should an aite
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
	Backyard protections				
	1997 LUC		All buildings, in total: up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	2 stories	1-bedroom units: 3 2-bedrrom units: 4 3-bedroom units: 4 4+-bedroom units: 6
	Repealed 2022 code		Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Duplex	Adopted changes October 2023		Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6



Last updated October 20, 2023

	1997 LUC	Not allowed	NA	NA	NA
Duplex + detached ADU	1997 LUC Repealed 2022 code	Not allowed	NA Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but never more than 1,000 square feet All accessory buildings: 600 ft <sup>2</sup> max Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but never more than 1,000 square feet All accessory buildings: 600 ft <sup>2</sup> max	Duplex: 2 stories Detached ADU: Building height – 24 feet. Wall height – 13 feet Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Detached ADU: - Building: 24 feet, or as tall as the primary building, whichever is less - Wall: 13 feet All accessory buildings: - Building: 20 feet,	NA ADU: none Duplex: 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6 ADU: 1 + Duplex: 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	or as tall as the primary building, whichever is less - Wall: 13 feet Height limit	Off-street, on-site parking required



Last updated	October 20,	2023
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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 33% of the area of the rear 50% of the lot					
	1997 LUC	Not allowed	NA	NA	NA
Rowhouse, 2-3 units	Repealed 2022 code	Unit count restricted by the lot area / unit requirements	Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
	Adopted changes October 2023	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 60 years Unit count restricted by lot area/ unit requirements	Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
	1997 LUC	Not allowed	NA	NA	NA
Rowhouse, 4 units	Repealed 2022 code	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 99 years Unit count restricted by lot area/ unit requirements	Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 0.75 2-bedrrom units: 1 3-bedroom units: 1.25 4+-bedroom units: 1.5
	Adopted changes October 2023	ONLY allowed if at least one unit has been deed-restricted	Up to 70% of the lot area	28 feet. May exceed 28' in some cases by the height required to raise the	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2



		as Affordable Housing for 60 years Unit count restricted by lot area/ unit requirements	All accessory buildings: 600 ft <sup>2</sup> max	building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	4+-bedroom units: 3 * reduced parking incentives for Affordable Housing do not apply in projects with fewer than 7 units.
	1997 LUC Repealed 2022 code	Not allowed ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 99 years Unit count restricted by lot area/ unit requirements	NA Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	NA 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	NA PER UNIT: 1-bedroom units: 0.75 2-bedrrom units: 1 3-bedroom units: 1.25 4+-bedroom units: 1.5
Rowhouse, 5 units	Adopted changes October 2023	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 60 years Unit count restricted by lot area/ unit requirements	Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 * reduced parking incentives for Affordable Housing do not apply in projects with fewer than 7 units.
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required



Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot					
Apartment, up to 3 units	1997 LUC	Up to 40% of the lot area	2 stories	PER UNIT: 1-bedroom units: 1.5 2-bedrrom units: 1.75 3-bedroom units: 2 4+-bedroom units: 3 (So, between 5 and 9 in total)	
	Repealed 2022 code	Up to 70% of the lot area	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)	
	Adopted changes October 2023	Up to 70% of the lot area	<ul> <li>28 feet. May exceed</li> <li>28' in some cases</li> <li>by the height</li> <li>required to raise the</li> <li>building to comply</li> <li>with floodplain</li> <li>regulations.</li> <li>All accessory</li> <li>buildings: <ul> <li>Buildings:</li> <li>Building: 20 feet,</li> <li>or as tall as the</li> <li>primary building,</li> <li>whichever is less</li> <li>Wall: 13 feet</li> </ul> </li> </ul>	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)	
Apartment, up to 4 units	1997 LUC	Up to 40% of the lot area	2 stories	PER UNIT: 1-bedroom units: 1.5 2-bedrrom units: 1.75 3-bedroom units: 2	



					4+-bedroom units: 3
					(So, between 6 and 12 in total)
	Repealed 2022 code		Up to 70% of the lot area	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 4 and 12 in total)
	Adopted changes October 2023		Up to 85% of the lot area	<ul> <li>28 feet. May exceed</li> <li>28' in some cases</li> <li>by the height</li> <li>required to raise the</li> <li>building to comply</li> <li>with floodplain</li> <li>regulations.</li> <li>All accessory</li> <li>buildings: <ul> <li>Buildings:</li> <li>Building: 20 feet,</li> <li>or as tall as the</li> <li>primary building,</li> <li>whichever is less</li> <li>Wall: 13 feet</li> </ul> </li> </ul>	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 4 and 12 in total)
Apartment, up to 5 units	1997 LUC Repealed 2022	Not allowed	NA Up to 70% of the lot	NA 2 stories	NA PER UNIT:
	code		area	Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 5 and 15 in total)
	Adopted changes October 2023	ONLY allowed if it converts and	Up to 85% of the lot area	28 feet. May exceed 28' in some cases by the height	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5


		integrates an existing structure		required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	3-bedroom units: 2 4+-bedroom units: 3 (So, between 5 and 15 in total)
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY would have allowed if at least one unit has been deed- restricted as Affordable Housing for 99 years	Up to 80% of the lot area	2 stories	PER UNIT: 1-bedroom units: 0.75 2-bedrrom units: 1 3-bedroom units: 1.25 4+-bedroom units: 1.5 (So, between 5 and 9 in total)
Apartment, up to 6	Adopted changes October 2023	Must meet BOTH requirements: - Converts and integrates an existing structure - At least 1 unit is deed-restricted for 60 years	Up to 85% of the lot area	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 6 and 12 in total)



Last updated October 20, 2023
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				- Wall: 13 feet		
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code:						
The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot						



## Neighborhood Conservation, Medium Density (NCM), 100 or more feet wide.

How big is your lot?

Find out here: https://www.larimer.gov/assessor/search#/property/

Less than 4,000 square feet

Between 4,000 and 4,999 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 7,499 square feet

Between 7,500 square feet and 8,999 square feet

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

10,000 square feet or larger



### Neighborhood Conservation, Medium Density (NCM), 100 or more feet wide, less than 4,000 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.

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: The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot							
Single-family detached house	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 5,000 square feet for a single-family or two- family dwelling.	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 would have been non- conforming. The minimum lot size in the NCM Zone District would have been 4,500 square	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet <sup>2.</sup> Each accessory	2 stories	1 parking space		



		feet for a single- family or two-family dwelling.	building may be up to 600 ft2. For a new house: No new house could have been built on this property.		
	Adopted changes October 2023	*This lot would be non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square feet for a single- family or two-family dwelling.	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet <sup>2</sup> .Each accessory building may be up to 600 ft2. For a new house: No new house will be allowed to be built on this property.	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
Single-family detached house + garage	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 5,000 square feet for a single-family or two- family dwelling.	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 <sup>2</sup> 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	*This lot would have been non- conforming. The minimum lot size in the NCM Zone	For an existing house: House: A 25% expansion of existing floor area,	House: 2 stories Garage: Building height – 20 feet.	1 parking space



		District would have been 4,500 square feet for a single- family or two-family dwelling.	up to 2,400 feet <sup>2.</sup> Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structure would have been allowed to be built on this property.	Wall height – 13 feet	
	Adopted changes October 2023	*This lot would be non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square feet for a single- family or two-family dwelling.	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 <sup>2</sup> 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 5,000 square feet for a single-family or two- family dwelling.	For an existing house: All structures in total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2. For a new house: No new house will	House: 2 stories All accessory buildings: 1.5 stories	1 parking space



			be allowed to be		
			built on this property.		
	Repealed 2022	*This lot would have	For an existing	House: 2 stories	1 parking space
	code	been non-	house:		
		conforming. The	All structures, in	All accessory	
		minimum lot size in	total: A 25%	buildings:	
		the NCM Zone	expansion, for up to	Building height – 20	
		District would have	40% of the lot area	feet.	
		been 4,500 square	in total. Each	Wall height – 13 feet	
		feet for a single-	accessory building		
		family or two-family dwelling.	may be up to 600 ft <sup>2</sup>		
			For a new house: no		
			new structures can		
			be built on this		
			property.		
	Adopted changes	*This lot would be	For an existing	House: 28 feet. May	1 parking space
	October 2023	non-conforming. The	house:	exceed 28' in some	
		minimum lot size in	House: A 25%	cases by the height	
		the NCM Zone	expansion of	required to raise the	
		District is proposed	existing floor area,	building to comply	
		to be 4,500 square	up to 2,400 feet <sup>2.</sup>	with floodplain	
		feet for a single-	Each accessory	regulations.	
		family or two-family	building may be up to 600 ft²		
		dwelling.		All accessory	
			For a new house: no	buildings: - Building: 20 feet, or	
			new structure would	as tall as the primary	
			have been allowed	building, whichever	
			to be built on this	is less	
			property.	- Wall: 13 feet	
Housing type(s)	Code version	Specific	Total square	Height limit	Off-street, on-site
permitted		restrictions	footage (all floors		parking required
			above a basement)		
		apply, would have app rear half of a lot shall no			
	1997 LUC	*This lot is non-	For an existing	Duplex: 2 stories	1-bedroom units: 3
Duplex + garage + shed		conforming. The	duplex:		2-bedrrom units: 4
			uupich.		



	the NCL Zone District is 5,000 square feet for a single-family or two- family dwelling.	All structures in total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2. For a new duplex: No new structure will be allowed to be built on this property.	All accessory buildings: 1.5 stories	4+-bedroom units: 6
Repealed 2022	*This lot would have	For an existing	Duplex: 2 stories	1-bedroom units: 2
code	been non-	duplex:	•	2-bedrrom units: 3
	conforming. The	All structures, in	All accessory	3-bedroom units: 4
	minimum lot size in	total: A 25%	buildings:	4+-bedroom units: 6
	the NCM Zone	expansion, for up to	Building height – 20	
	District would have	40% of the lot area	feet.	
	been 4,500 square feet for a single-	in total. Each accessory building	Wall height – 13 feet	
	family or two-family	may be up to $600 \text{ ft}^2$		
	dwelling. The			
	minimum lot width in	For a new duplex:		
	the NCM Zone	no new structures		
	District is 40 feet.	can be built on this		
	***	property.		
Adopted changes	*This lot would be	For an existing	Duplex: 28 feet. May	1-bedroom units: 2
October 2023	non-conforming. The minimum lot size in	duplex: House: A 25%	exceed 28' in some cases by the height	2-bedrrom units: 3 3-bedroom units: 4
	the NCM Zone	expansion of	required to raise the	4+-bedroom units: 6
	District is proposed	existing floor area,	building to comply	
	to be 4,500 square	up to 2,400 feet <sup>2.</sup>	with floodplain	
	feet for a single-	Each accessory	regulations.	
	family or two-family	building may be up	-	
	dwelling. The	to 600 ft <sup>2</sup>	All accessory	
	nain incurre lat width in		huildinga	

buildings:

minimum lot width in



	For a new duplex: no new structure would have been allowed to be built on this property.	- Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet
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# Neighborhood Conservation, Medium Density (NCM), 100 or more feet wide, between 4,000 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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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: The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot							
The allow			ot exceed 33% of the a				
Single-family detached house	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 5,000 square feet for a single-family or two- family dwelling.	For an existing house: A 25% expansion for up to 25% of the lot area + 1,000 ft2 For a new house: No new house can be built on this property	2 stories	1 parking space		
	Repealed 2022 code	*This lot would have been non- conforming. The	For an existing house: A 25% expansion of	2 stories	1 parking space		



		minimum lot size in the NCM Zone District would have been 4,500 square feet for a single- family or two-family dwelling.	existing floor area, up to 2,400 feet <sup>2</sup> .Each accessory building may be up to 600 ft2. For a new house: No new house could have been built on this property.		
	Adopted changes October 2023	*This lot would be non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square feet for a single- family or two-family dwelling.	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet <sup>2</sup> .Each accessory building may be up to 600 ft2. For a new house: No new house will	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
			be allowed to be built on this property.		
Single-family detached house + garage	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 5,000 square feet for a single-family or two- family dwelling.	For an existing house: All structures, in total: A 25% expansion, for up to 25% of the lot area + 1,000 ft2 in total. Each accessory building may be up to 600 ft <sup>2</sup>	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 would have been non- conforming. The minimum lot size in the NCM Zone District would have been 4,500 square feet for a single- family or two-family dwelling.	For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2.</sup> Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structure would have been allowed to be built on this	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023	*This lot would be non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square feet for a single- family or two-family dwelling.	property. For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet <sup>2.</sup> Each accessory building may be up to 600 ft <sup>2</sup> 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 NCM Zone District is 5,000 square feet for a	For an existing house: All structures, in total: A 25% expansion, for up to 25% of the lot area + 1,000 ft2 in total.	House: 2 stories All accessory buildings: 1.5 stories	1 parking space



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



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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.Duplex + garage + shed	Repealed 2022 code	<ul> <li>This lot is non- conforming. The minimum lot size in the NCL Zone District is 5,000 square feet for a single-family or two- family dwelling.</li> <li>*This lot would have been non- conforming. The minimum lot size in the NCM Zone District would have been 4,500 square feet for a single- family or two-family</li> </ul>	For an existing duplex: All structures in total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2. For a new duplex: No new structure will be allowed to be built on this property. For an existing duplex: 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 <sup>2</sup>	Pear of the rear 50% of the constraints         Duplex: 2 stories         All accessory         buildings: 1.5 stories         Duplex: 2 stories         All accessory         buildings:         All accessory         buildings:         Building height – 20         feet.         Wall height – 13 feet	1-bedroom units: 3 2-bedrrom units: 4 3-bedroom units: 4 4+-bedroom units: 6 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6			
		dwelling. The minimum lot width in the NCM Zone District is 40 feet.	For a new duplex: no new structures can be built on this property.					
	Adopted changes October 2023	*This lot would be non-conforming. The minimum lot size in the NCM Zone District is proposed to be 4,500 square	For an existing duplex: All structures, in total: A 25% expansion, for up to 40% of the lot area in	Duplex: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6			



feet for a single- family or two-family dwelling. The minimum lot width ir the NCM Zone District is 40 feet.	600 ft <sup>2</sup>		
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Neighborhood Conservation, Medium Density (NCM), 100 or more feet wide, between 4,500 square feet and 4,999 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: The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot								
Single-family detached house	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 5,000 square feet for a single-family or two- family dwelling.	For an existing house: A 25% expansion for up to 25% of the lot area + 1,000 ft2 For a new house: No new house can be built on this property	2 stories	1 parking space				
	Repealed 2022 code		Up to 2,400 feet <sup>2</sup>	2 stories	1 parking space				
	Adopted changes October 2023		Up to 2,400 feet <sup>2</sup>	28 feet. May exceed 28' in some cases by the height required to raise the building to comply	1 parking space				



				with floodplain regulations.	
	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 5,000 square feet for a single-family or two- family dwelling.	For an existing house: All structures, in total: A 25% expansion, for up to 25% of the lot area + 1,000 ft2 in total. Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structures can be built on this property.	House: 2 stories Garage: 1.5 stories	1 parking space
Single-family detached house + garage	Repealed 2022 code		House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023		House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space



	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 5,000 square feet for a single-family or two- family dwelling.	For an existing house: All structures, in total: A 25% expansion, for up to 25% of the lot area + 1,000 ft2 in total. Each accessory building may be up to 600 ft <sup>2</sup> For a new house: no new structures can be built on this	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
Single-family detached house + garage + shed	Repealed 2022 code		property. House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023		House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet,	1 parking space
				or as tall as the primary building, whichever is less - Wall: 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: The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot								
I he allow								
		Not allowed						
Single-family detached House + detached Accessory Dwelling Unit (ADU)	1997 LUC Repealed 2022 code	Not allowed	NA House: up to 2,400 square feet for the house ADU: proportional to the house, but never more than 1,000 square feet All other accessory buildings: 600 ft <sup>2</sup> max House: up to 2,400 square feet for the house ADU proportional to the house, but never more than 1,000 square feet All other accessory buildings: 600 ft <sup>2</sup> max	NA House: 2 stories Detached ADU: Building height – 24 feet. Wall height – 13 feet All other accessory buildings: Building height – 20 feet. Wall height – 13 feet House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Detached ADU: - Building: 24 feet, or as tall as the primary building, whichever is less - Wall: 13 feet All other accessory buildings: - Building: 20 feet, or as tall as the	NA         1 parking space         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			



				- Wall: 13 feet	
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		House: up to 2,400 square feet	Primary structure: 2 stories	1 parking space
			ADU: up to 45% of the house (or the entire area of a basement)	All accessory buildings: Building height – 20 feet. Wall height – 13 feet	
			All accessory buildings: 600 ft <sup>2</sup> max		
Single-family detached House + attached Accessory Dwelling Unit	Adopted changes October 2023		House: up to 2,400 square feet	Primary structure: 28 feet. May exceed 28' in some cases	1 parking space + 1 parking space for ADU
(ADU)			ADU: up to 45% of the house (or the entire area of a	by the height required to raise the	= 2 parking spaces in total
			basement)	building to comply with floodplain regulations.	Allow 1 tandem parking space to
			All accessory buildings: 600 ft <sup>2</sup>	All accessory	count towards off- street parking
			max	buildings: - Building: 20 feet,	requirements
				or as tall as the	
				primary building, whichever is less - Wall: 13 feet	
Housing type(s)	Code version	Specific restrictions	Total square	Height limit	Off-street, on-site
permitted			footage (all floors above a basement)		parking required
		apply, would have app e rear half of a lot shall no	lied, are proposed to		
	1997 LUC	For an existing	Duplex: 2 stories	1-bedroom units: 3	NA
		duplex:		2-bedrrom units: 4	
Duplex		All structures in total:	All accessory	3-bedroom units: 4	
		A 25% expansion of existing floor area, up	buildings: 1.5 stories	4+-bedroom units: 6	



		40% of the lot area in total. Each accessory building may be up to 600 ft2. For a new duplex: No new structure will be allowed to be built on this property.			
	Repealed 2022 code		Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
	Adopted changes October 2023		Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
	1997 LUC	Not allowed	NA	NA	NA
Duplex + detached ADU	Repealed 2022 code		Duplex: Up to 40% of the lot area ADU: proportional to	Duplex: 2 stories Detached ADU: Building height – 24	ADU: none Duplex: 1-bedroom units: 2 2-bedrrom units: 3
			the duplex, but		3-bedroom units: 4



	Adopted changes October 2023		never more than 1,000 square feet All accessory buildings: 600 ft <sup>2</sup> max Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but never more than 1,000 square feet All accessory buildings: 600 ft <sup>2</sup> max	feet. Wall height – 13 feet Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Detached ADU: - Building: 24 feet, or as tall as the primary building, whichever is less - Wall: 13 feet All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	4+-bedroom units: 6 ADU: 1 + Duplex: 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
		apply, would have app e rear half of a lot shall no	lied, are proposed to		
Rowhouse, 2-3 units	1997 LUC	Not allowed	NA	NA	NA



	Repealed 2022 code Adopted changes October 2023	Unit count restricted by the lot area / unit requirements ONLY allowed if at least one unit has	Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max Up to 40% of the lot area	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet 28 feet. May exceed 28' in some cases	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 PER UNIT: 1-bedroom units: 1 2-bedroom units: 1
		been deed-restricted as Affordable Housing for 60 years Unit count restricted by lot area/ unit requirements	All accessory buildings: 600 ft <sup>2</sup> max	by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
Housing type(s)	Code version	Specific restrictions	Total square	Height limit	Off-street, on-site
permitted			footage (all floors above a basement)	C	parking required
		apply, would have app			
Apartment, up to 3 units	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 6,000 square feet for a multi-family dwelling.	For an existing apartment: All structures in total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2.	Apartment: 2 stories All accessory buildings: 1.5 stories	1-bedroom units: 3 2-bedrrom units: 4 3-bedroom units: 4 4+-bedroom units: 6



	Repealed 2022 code		For a new apartment: No new structure will be allowed to be built on this property. Up to 70% of the lot area	2 stories Accessory buildings	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5
				(garage, shed): Building height – 20 feet. Wall height – 13 feet	3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)
	Adopted changes October 2023		Up to 70% of the lot area	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)
Apartment, up to 4 units	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 6,000 square feet for a multi-family dwelling.	For an existing apartment: All structures in total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2.	Apartment: 2 stories All accessory buildings: 1.5 stories	1-bedroom units: 3 2-bedrrom units: 4 3-bedroom units: 4 4+-bedroom units: 6



	Democled 2022		For a new apartment: No new structure will be allowed to be built on this property.	2 starias	PER UNIT:
	Repealed 2022 code		Up to 70% of the lot area	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 4 and 12 in total)
	Adopted changes October 2023	*This lot is non- conforming. The minimum lot size in the NCM Zone District is proposed to be 6,000 square feet for 4+ unit apartment buildings.	No additional built space could be added to this lot.	NA	NA
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022		Up to 70% of the lot	2 stories	PER UNIT:
Apartment, up to 5 units	code		area	Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 5 and 15 in total)
	Adopted changes October 2023	Not allowed	NA	NA	NA
	1997 LUC	Not allowed	NA	NA	NA
Apartment, up to 6	Repealed 2022 code	ONLY would have allowed if at least one unit has been deed- restricted as	Up to 80% of the lot area	2 stories	PER UNIT: 1-bedroom units: 0.75 2-bedrrom units: 1



		Affordable Housing for 99 years			3-bedroom units: 1.25 4+-bedroom units: 1.5 (So, between 5 and 9 in total)		
	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 33% of the area of the rear 50% of the lot							



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

\*This document was created in July 2023.

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

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required				
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot									
	1997 LUC		Up to 25% of the lot area + 1,000 square feet	2 stories	1 parking space				
	Repealed 2022 code		Up to 2,400 feet <sup>2</sup>	2 stories	1 parking space				
Single-family detached house	Adopted changes October 2023		Up to 2,400 feet <sup>2</sup>	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		All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories Garage: 1.5 stories	1 parking space				
	Repealed 2022 code		House: up to 2,400 feet <sup>2</sup>	House: 2 stories Garage: Building height – 20 feet.	1 parking space				



		Each accessory building may be up to 600 ft <sup>2</sup>	Wall height – 13 feet	
	Adopted changes October 2023	House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	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
			Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	
	1997 LUC	All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
		building may be up to 600 ft <sup>2</sup>		
Single-family detached house + garage + shed	Repealed 2022 code	House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023	House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	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



Housing type(s)	Code version	Specific restrictions	Total square	All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet <b>Height limit</b>	Off-street, on-site
permitted			footage (all floors above a basement)		parking required
Please note: B	ackyard protections	apply, would have app		apply in all versions of	of the code:
		e rear half of a lot shall n			
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		House: up to 2,400 square feet for the house	House: 2 stories Detached ADU: Building height – 24	1 parking space
			ADU: proportional to the house, but never more than 1,000 square feet	feet. Wall height – 13 feet All other accessory buildings:	
Single-family detached House + detached			All other accessory buildings: 600 ft <sup>2</sup> max	Building height – 20 feet. Wall height – 13 feet	
Accessory Dwelling Unit (ADU)	Adopted changes October 2023		House: up to 2,400 square feet for the house ADU proportional to	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply	1 parking space + 1 parking space for ADU = 2 parking spaces in total
			the house, but never more than 1,000 square feet	with floodplain regulations.	Allow 1 tandem parking space to count towards off-
			All other accessory buildings: 600 ft <sup>2</sup> max	- Building: 24 feet, or as tall as the primary building, whichever is less	street parking requirements



				<ul> <li>Wall: 13 feet</li> <li>All other accessory buildings:</li> <li>Building: 20 feet, or as tall as the primary building, whichever is less</li> <li>Wall: 13 feet</li> </ul>	
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		House: up to 2,400 square feet ADU: up to 45% of the house (or the entire area of a basement) All accessory buildings: 600 ft <sup>2</sup> max	Primary structure: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
Single-family detached House + attached Accessory Dwelling Unit (ADU)	Adopted changes October 2023		House: up to 2,400 square feet ADU: up to 45% of the house (or the entire area of a basement) All accessory buildings: 600 ft <sup>2</sup> max	Primary structure: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space + 1 parking space for ADU = 2 parking spaces in total Allow 1 tandem parking space to count towards off- street parking requirements



Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required				
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot									
	1997 LUC		All buildings, in total: up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup>	2 stories	1-bedroom units: 3 2-bedrrom units: 4 3-bedroom units: 4 4+-bedroom units: 6				
	Repealed 2022 code		max Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6				
Duplex	Adopted changes October 2023		Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6				
Duplex + detached ADU	1997 LUC Repealed 2022	Not allowed	NA Duplex: Up to 40%	NA Duplex: 2 stories	NA ADU: none				
	code		of the lot area		Duplex:				



	Adopted changes October 2023		ADU: proportional to the duplex, but never more than 1,000 square feet All accessory buildings: 600 ft <sup>2</sup> max Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but never more than 1,000 square feet All accessory buildings: 600 ft <sup>2</sup> max	Detached ADU: Building height – 24 feet. Wall height – 13 feet Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Detached ADU: - Building: 24 feet, or as tall as the primary building, whichever is less - Wall: 13 feet All accessory buildings: - Building: 20 feet, or as tall as the	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6 ADU: 1 + Duplex: 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
				primary building, whichever is less - Wall: 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
		apply, would have app e rear half of a lot shall no			
Rowhouse, 2-3 units	1997 LUC	Not allowed	NA	NA	NA



	Repealed 2022 code Adopted changes October 2023	Unit count restricted by the lot area / unit requirements ONLY allowed if at least one unit has	Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max Up to 40% of the lot area	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet 28 feet. May exceed 28' in some cases	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 PER UNIT: 1-bedroom units: 1
		been deed-restricted as Affordable Housing for 60 years Unit count restricted by lot area/ unit requirements	All accessory buildings: 600 ft <sup>2</sup> max	by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
Housing type(s)	Code version	Specific restrictions	Total square	Height limit	Off-street, on-site
permitted			footage (all floors above a basement)		parking required
		apply, would have app			
Apartment, up to 3 units	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 6,000 square feet for a multi-family.	For an existing apartment: All structures in total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2.	Apartment: 2 stories All accessory buildings: 1.5 stories	1-bedroom units: 3 2-bedrrom units: 4 3-bedroom units: 4 4+-bedroom units: 6



	Repealed 2022 code		For a new apartment: No new structure will be allowed to be built on this property. Up to 70% of the lot area	2 stories Accessory buildings (garage, shed):	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
				Building height – 20 feet. Wall height – 13 feet	(So, between 3 and 9 in total)
	Adopted changes October 2023		Up to 70% of the lot area	<ul> <li>28 feet. May exceed</li> <li>28' in some cases</li> <li>by the height</li> <li>required to raise the</li> <li>building to comply</li> <li>with floodplain</li> <li>regulations.</li> <li>All accessory</li> <li>buildings:</li> <li>Building: 20 feet,</li> <li>or as tall as the</li> <li>primary building,</li> <li>whichever is less</li> <li>Wall: 13 feet</li> </ul>	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)
Apartment, up to 4 units	1997 LUC	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 6,000 ft <sup>2</sup> for multi-family units.	For an existing apartment: All structures in total: A 25% expansion of existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft2.	Apartment: 2 stories All accessory buildings: 1.5 stories	1-bedroom units: 3 2-bedrrom units: 4 3-bedroom units: 4 4+-bedroom units: 6



			For a new apartment: No new structure will be allowed to be built on this property.		
	Repealed 2022 code		Up to 70% of the lot area	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 4 and 12 in total)
	Adopted changes October 2023	*This lot is non- conforming. The minimum lot size in the NCM Zone District is 6,000 ft <sup>2</sup> for 4+ unit apartment buildings.	No additional built space could be added to this lot.	NA	NA
Apartment, up to 5 units	1997 LUC Repealed 2022 code	Not allowed	NA Up to 70% of the lot area	NA 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	NA PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 5 and 15 in total)
	Adopted changes October 2023	Not allowed	NA	NA	NA
Apartment, up to 6	1997 LUC Repealed 2022 code	Not allowed ONLY would have allowed if at least one unit has been deed- restricted as Affordable Housing for 99 years	NA Up to 80% of the lot area	NA 2 stories	NA PER UNIT: 1-bedroom units: 0.75 2-bedrrom units: 1 3-bedroom units: 1.25



					4+-bedroom units: 1.5
					(So, between 5 and 9 in total)
	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 33% of the area of the rear 50% of the lot					


Neighborhood Conservation, Medium Density (NCM), 100 or more feet wide, between 6,000 square feet and 7,499 square feet

\*This document was created in July 2023.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required			
	Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot							
	1997 LUC		Up to 25% of the lot area + 1,000 square feet	2 stories	1 parking space			
	Repealed 2022 code		Up to 2,400 feet <sup>2</sup>	2 stories	1 parking space			
Single-family detached house	Adopted changes October 2023		Up to 2,400 feet <sup>2</sup>	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	1997 LUC		All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories Garage: 1.5 stories	1 parking space			
house + garage	Repealed 2022 code		House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space			



	Adopted changes October 2023	House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space
	1997 LUC	All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
Single-family detached house + garage + shed	Repealed 2022 code	House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023	House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings:	1 parking space



Last updated	October 20,	2023
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Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	- Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet <b>Height limit</b>	Off-street, on-site parking required
		apply, would have app e rear half of a lot shall n			
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		House: up to 2,400 square feet for the house	House: 2 stories Detached ADU: Building height – 24	1 parking space
			ADU: proportional to the house, but never more than 1,000 square feet	feet. Wall height – 13 feet All other accessory buildings:	
Single-family detached			All other accessory buildings: 600 ft <sup>2</sup> max	Building height – 20 feet. Wall height – 13 feet	
House + detached Accessory Dwelling Unit (ADU)	Adopted changes October 2023		House: up to 2,400 square feet for the house ADU proportional to the house, but never	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain	1 parking space + 1 parking space for ADU = 2 parking spaces in total
			more than 1,000 square feet All other accessory buildings: 600 ft <sup>2</sup> max	regulations. Detached ADU: - Building: 24 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	Allow 1 tandem parking space to count towards off- street parking requirements



	1997 LUC Repealed 2022 code	Not allowed	NA House: up to 2,400 square feet	All other accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet NA Primary structure: 2 stories	NA 1 parking space
			ADU: up to 45% of the house (or the entire area of a basement) All accessory buildings: 600 ft <sup>2</sup> max	All accessory buildings: Building height – 20 feet. Wall height – 13 feet	
Single-family detached House + attached Accessory Dwelling Unit (ADU)	Adopted changes October 2023		House: up to 2,400 square feet ADU: up to 45% of the house (or the entire area of a basement) All accessory buildings: 600 ft <sup>2</sup> max	Primary structure: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space + 1 parking space for ADU = 2 parking spaces in total Allow 1 tandem parking space to count towards off- street parking requirements
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required



		apply, would have app rear half of a lot shall n			
	1997 LUC		All buildings, in total: up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	2 stories	1-bedroom units: 3 2-bedrrom units: 4 3-bedroom units: 4 4+-bedroom units: 6
	Repealed 2022 code		Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Duplex	Adopted changes October 2023		Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
	1997 LUC	Not allowed	NA	NA	NA
Duplex + detached ADU	Repealed 2022 code		Duplex: Up to 40% of the lot area	Duplex: 2 stories Detached ADU:	ADU: none Duplex: 1-bedroom units: 2
			ADU: proportional to the duplex, but	Building height – 24	2-bedrrom units: 3 3-bedroom units: 4



	Adopted changes October 2023		never more than 1,000 square feet All accessory buildings: 600 ft <sup>2</sup> max Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but never more than 1,000 square feet All accessory buildings: 600 ft <sup>2</sup> max	feet. Wall height – 13 feet Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Detached ADU: - Building: 24 feet, or as tall as the primary building, whichever is less - Wall: 13 feet All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	4+-bedroom units: 6 ADU: 1 + Duplex: 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
The allow		apply, would have app e rear half of a lot shall ne	lied, are proposed to		
Rowhouse, 2-3 units	1997 LUC	Not allowed	NA	NA	NA



	Repealed 2022 code	Unit count restricted by the lot area / unit requirements	Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
	Adopted changes October 2023	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 60 years Unit count restricted by lot area/ unit requirements	Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	<ul> <li>28 feet. May exceed</li> <li>28' in some cases</li> <li>by the height</li> <li>required to raise the</li> <li>building to comply</li> <li>with floodplain</li> <li>regulations.</li> <li>All accessory</li> <li>buildings:</li> <li>Building: 20 feet,</li> <li>or as tall as the</li> <li>primary building,</li> <li>whichever is less</li> <li>Wall: 13 feet</li> </ul>	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
Rowhouse, 4 units	1997 LUC Repealed 2022 code	Not allowed ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 99 years Unit count restricted by lot area/ unit requirements	NA Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	NA 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	NA PER UNIT: 1-bedroom units: 0.75 2-bedrrom units: 1 3-bedroom units: 1.25 4+-bedroom units: 1.5
	Adopted changes October 2023	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 60 years	Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3



Housing type(s) permitted	Code version	Unit count restricted by lot area/ unit requirements Specific restrictions	Total square footage (all floors	All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet <b>Height limit</b>	* reduced parking incentives for Affordable Housing do not apply in projects with fewer than 7 units. Off-street, on-site parking required
Please note: E	Backvard protections	apply, would have app	above a basement)	apply in all versions of	of the code:
		e rear half of a lot shall n			
	1997 LUC		Up to 40% of the lot area	2 stories	PER UNIT: 1-bedroom units: 1.5 2-bedrrom units: 1.75 3-bedroom units: 2 4+-bedroom units: 3 (So, between 5 and 9 in total)
Apartment, up to 3 units	Repealed 2022 code		Up to 70% of the lot area	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)
	Adopted changes October 2023		Up to 70% of the lot area	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)



			All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	
Apartment, up to 4 units	1997 LUC	Up to 40% of the lot area	2 stories	PER UNIT: 1-bedroom units: 1.5 2-bedrrom units: 1.75 3-bedroom units: 2 4+-bedroom units: 3 (So, between 6 and 12 in total)
	Repealed 2022 code	Up to 70% of the lot area	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 4 and 12 in total)
	Adopted changes October 2023	Up to 85% of the lot area	<ul> <li>28 feet. May exceed</li> <li>28' in some cases</li> <li>by the height</li> <li>required to raise the</li> <li>building to comply</li> <li>with floodplain</li> <li>regulations.</li> <li>All accessory</li> <li>buildings:</li> <li>Building: 20 feet,</li> <li>or as tall as the</li> <li>primary building,</li> <li>whichever is less</li> <li>Wall: 13 feet</li> </ul>	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 4 and 12 in total)



Last updated October 20, 2023	

	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022		Up to 70% of the lot	2 stories	PER UNIT:
	code		area		1-bedroom units: 1
				Accessory buildings	2-bedrrom units: 1.5
				(garage, shed):	3-bedroom units: 2
				Building height – 20 feet. Wall height –	4+-bedroom units: 3
				13 feet	(So, between 5 and 15 in total)
	Adopted changes	ONLY allowed if it	Up to 85% of the lot	28 feet. May exceed	PER UNIT:
	October 2023	converts and	area	28' in some cases	1-bedroom units: 1
		integrates an existing	alca	by the height	2-bedrrom units: 1.5
Apartment, up to 5 units		structure		required to raise the	3-bedroom units: 2
				building to comply	4+-bedroom units: 3
				with floodplain	(So, between 5 and
				regulations.	15 in total)
				All accessory	
				buildings:	
				- Building: 20 feet,	
				or as tall as the	
				primary building,	
				whichever is less	
				- Wall: 13 feet	
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022	ONLY would have	Up to 80% of the lot	2 stories	PER UNIT:
	code	allowed if at least one	area		1-bedroom units:
		unit has been deed-			0.75
		restricted as			2-bedrrom units: 1
		Affordable Housing			3-bedroom units:
		for 99 years			1.25
Apartment, up to 6					4+-bedroom units:
					1.5
					(So, between 5 and
					9 in total)
	Adopted changes	Must meet BOTH	Up to 85% of the lot	28 feet. May exceed	PER UNIT:
	October 2023	requirements:	area	28' in some cases	1-bedroom units: 1



	- Converts and integrates an existing structure - At least 1 unit is deed-restricted for 60 years	by the height required to rais building to com with floodplain regulations. All accessory buildings: - Building: 20 fo or as tall as the primary building whichever is le - Wall: 13 feet	(So, between 6 and 12 in total) eet, g,		
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 33% of the area of the rear 50% of the lot					



Neighborhood Conservation, Medium Density (NCM), 100 or more feet wide, between 7,500 square feet and 8,999 square feet

\*This document was created in July 2023.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
		apply, would have app e rear half of a lot shall n			
	1997 LUC		Up to 25% of the lot area + 1,000 square feet	2 stories	1 parking space
	Repealed 2022 code		Up to 2,400 feet <sup>2</sup>	2 stories	1 parking space
Single-family detached house	Adopted changes October 2023		Up to 2,400 feet <sup>2</sup>	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	1997 LUC		All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories Garage: 1.5 stories	1 parking space
house + garage	Repealed 2022 code		House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space



	Adopted changes October 2023	House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space
	1997 LUC	All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
Single-family detached house + garage + shed	Repealed 2022 code	House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023	House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings:	1 parking space



Last updated	October 20,	2023
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Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	- Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet <b>Height limit</b>	Off-street, on-site parking required
		apply, would have app e rear half of a lot shall n			
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		House: up to 2,400 square feet for the house	House: 2 stories Detached ADU: Building height – 24	1 parking space
			ADU: proportional to the house, but never more than 1,000 square feet	feet. Wall height – 13 feet All other accessory buildings:	
Single-family detached			All other accessory buildings: 600 ft <sup>2</sup> max	Building height – 20 feet. Wall height – 13 feet	
House + detached Accessory Dwelling Unit (ADU)	Adopted changes October 2023		House: up to 2,400 square feet for the house ADU proportional to the house, but never	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain	1 parking space + 1 parking space for ADU = 2 parking spaces in total
			more than 1,000 square feet All other accessory buildings: 600 ft <sup>2</sup> max	regulations. Detached ADU: - Building: 24 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	Allow 1 tandem parking space to count towards off- street parking requirements



	1997 LUC Repealed 2022 code	Not allowed	NA House: up to 2,400 square feet	All other accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet NA Primary structure: 2 stories	NA 1 parking space
			ADU: up to 45% of the house (or the entire area of a basement) All accessory buildings: 600 ft <sup>2</sup> max	All accessory buildings: Building height – 20 feet. Wall height – 13 feet	
Single-family detached House + attached Accessory Dwelling Unit (ADU)	Adopted changes October 2023		House: up to 2,400 square feet ADU: up to 45% of the house (or the entire area of a basement) All accessory buildings: 600 ft <sup>2</sup> max	Primary structure: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space + 1 parking space for ADU = 2 parking spaces in total Allow 1 tandem parking space to count towards off- street parking requirements
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required



		apply, would have app rear half of a lot shall n			
	1997 LUC		All buildings, in total: up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	2 stories	1-bedroom units: 3 2-bedrrom units: 4 3-bedroom units: 4 4+-bedroom units: 6
	Repealed 2022 code		Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Duplex	Adopted changes October 2023		Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
	1997 LUC	Not allowed	NA	NA	NA
Duplex + detached ADU	Repealed 2022 code		Duplex: Up to 40% of the lot area	Duplex: 2 stories Detached ADU:	ADU: none Duplex: 1-bedroom units: 2
			ADU: proportional to the duplex, but	Building height – 24	2-bedrrom units: 3 3-bedroom units: 4



	Adopted changes October 2023		never more than 1,000 square feet All accessory buildings: 600 ft <sup>2</sup> max Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but never more than 1,000 square feet All accessory buildings: 600 ft <sup>2</sup> max	feet. Wall height – 13 feet Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Detached ADU: - Building: 24 feet, or as tall as the primary building, whichever is less - Wall: 13 feet All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	4+-bedroom units: 6 ADU: 1 + Duplex: 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
The allow		apply, would have app e rear half of a lot shall ne	lied, are proposed to		
Rowhouse, 2-3 units	1997 LUC	Not allowed	NA	NA	NA



	Repealed 2022 code	Unit count restricted by the lot area / unit requirements	Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
	Adopted changes October 2023	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 60 years Unit count restricted by lot area/ unit requirements	Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	<ul> <li>28 feet. May exceed</li> <li>28' in some cases</li> <li>by the height</li> <li>required to raise the</li> <li>building to comply</li> <li>with floodplain</li> <li>regulations.</li> <li>All accessory</li> <li>buildings: <ul> <li>Buildings:</li> <li>Building: 20 feet,</li> <li>or as tall as the</li> <li>primary building,</li> <li>whichever is less</li> <li>Wall: 13 feet</li> </ul> </li> </ul>	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
Rowhouse, 4 units	1997 LUC Repealed 2022 code	Not allowed ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 99 years Unit count restricted by lot area/ unit requirements	NA Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	NA 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	NA PER UNIT: 1-bedroom units: 0.75 2-bedrrom units: 1 3-bedroom units: 1.25 4+-bedroom units: 1.5
	Adopted changes October 2023	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 60 years	Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3



		Unit count restricted by lot area/ unit requirements		All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	* reduced parking incentives for Affordable Housing do not apply in projects with fewer than 7 units.	
	1997 LUC	Not allowed	NA	NA	NA	
	Repealed 2022 code	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 99 years Unit count restricted by lot area/ unit requirements	Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 0.75 2-bedrrom units: 1 3-bedroom units: 1.25 4+-bedroom units: 1.5	
Rowhouse, 5 units	Adopted changes October 2023	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 60 years Unit count restricted by lot area/ unit requirements	Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 * reduced parking incentives for Affordable Housing do not apply in projects with fewer than 7 units.	
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required	
permitted       footage (all floors above a basement)       parking required         Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot						



Apartment, up to 3 units	1997 LUC	Up to 40% of the lot area	2 stories	PER UNIT: 1-bedroom units: 1.5 2-bedrrom units: 1.75 3-bedroom units: 2 4+-bedroom units: 3 (So, between 5 and 9 in total)
	Repealed 2022 code	Up to 70% of the lot area	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)
	Adopted changes October 2023	Up to 70% of the lot area	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)
Apartment, up to 4 units	1997 LUC	Up to 40% of the lot area	2 stories	PER UNIT: 1-bedroom units: 1.5 2-bedrrom units: 1.75 3-bedroom units: 2 4+-bedroom units: 3



					(So, between 6 and
					12 in total)
	Repealed 2022		Up to 70% of the lot	2 stories	PER UNIT:
	code		area		1-bedroom units: 1
				Accessory buildings	2-bedrrom units: 1.5
				(garage, shed):	3-bedroom units: 2
				Building height – 20	4+-bedroom units: 3
				feet. Wall height –	
				13 feet	(So, between 4 and
					12 in total)
	Adopted changes		Up to 85% of the lot	28 feet. May exceed	PER UNIT:
	October 2023		area	28' in some cases	1-bedroom units: 1
				by the height	2-bedrrom units: 1.5
				required to raise the	3-bedroom units: 2
				building to comply	4+-bedroom units: 3
				with floodplain	
				regulations.	(So, between 4 and 12 in total)
				All accessory	,
				buildings:	
				- Building: 20 feet,	
				or as tall as the	
				primary building,	
				whichever is less	
				- Wall: 13 feet	
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022		Up to 70% of the lot	2 stories	PER UNIT:
	code		area		1-bedroom units: 1
				Accessory buildings	2-bedrrom units: 1.5
				(garage, shed):	3-bedroom units: 2
				Building height – 20	4+-bedroom units: 3
Apartment, up to 5 units				feet. Wall height –	
				13 feet	(So, between 5 and
					15 in total)
	Adopted changes	ONLY allowed if it	Up to 85% of the lot	28 feet. May exceed	PER UNIT:
	October 2023	converts and	area	28' in some cases	1-bedroom units: 1
		integrates an existing		by the height	2-bedrrom units: 1.5
		structure		required to raise the	3-bedroom units: 2
				building to comply	4+-bedroom units: 3



				with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	(So, between 5 and 15 in total)
	1997 LUC Repealed 2022 code	Not allowed ONLY would have allowed if at least one unit has been deed- restricted as Affordable Housing for 99 years	NA Up to 80% of the lot area	NA 2 stories	NA PER UNIT: 1-bedroom units: 0.75 2-bedrrom units: 1 3-bedroom units: 1.25 4+-bedroom units: 1.5 (So, between 5 and 9 in total)
Apartment, up to 6	Adopted changes October 2023	Must meet BOTH requirements: - Converts and integrates an existing structure - At least 1 unit is deed-restricted for 60 years	Up to 85% of the lot area	<ul> <li>28 feet. May exceed</li> <li>28' in some cases</li> <li>by the height</li> <li>required to raise the</li> <li>building to comply</li> <li>with floodplain</li> <li>regulations.</li> <li>All accessory</li> <li>buildings: <ul> <li>Buildings:</li> <li>Building: 20 feet,</li> <li>or as tall as the</li> <li>primary building,</li> <li>whichever is less</li> <li>Wall: 13 feet</li> </ul> </li> </ul>	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 6 and 12 in total)



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 33% of the area of the rear 50% of the lot							



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

\*This document was created in July 2023.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required				
	Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot								
	1997 LUC		Up to 25% of the lot area + 1,000 square feet	2 stories	1 parking space				
	Repealed 2022 code		Up to 2,400 feet <sup>2</sup>	2 stories	1 parking space				
Single-family detached house	Adopted changes October 2023		Up to 2,400 feet <sup>2</sup>	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	1997 LUC		All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories Garage: 1.5 stories	1 parking space				
Single-family detached house + garage	Repealed 2022 code		House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space				



	Adopted changes October 2023	House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space
	1997 LUC	All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
Single-family detached house + garage + shed	Repealed 2022 code	House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023	House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings:	1 parking space



Last updated	October 20,	2023
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Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	- Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet <b>Height limit</b>	Off-street, on-site parking required
		apply, would have app e rear half of a lot shall n			
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		House: up to 2,400 square feet for the house	House: 2 stories Detached ADU: Building height – 24	1 parking space
			ADU: proportional to the house, but never more than 1,000 square feet	feet. Wall height – 13 feet All other accessory buildings:	
Single-family detached			All other accessory buildings: 600 ft <sup>2</sup> max	Building height – 20 feet. Wall height – 13 feet	
Single-family detached House + detached Accessory Dwelling Unit (ADU)	Adopted changes October 2023		House: up to 2,400 square feet for the house ADU proportional to the house, but never	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain	1 parking space + 1 parking space for ADU = 2 parking spaces in total
			more than 1,000 square feet All other accessory buildings: 600 ft <sup>2</sup> max	regulations. Detached ADU: - Building: 24 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	Allow 1 tandem parking space to count towards off- street parking requirements



	1997 LUC Repealed 2022 code	Not allowed	NA House: up to 2,400 square feet	All other accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet NA Primary structure: 2 stories	NA 1 parking space
			ADU: up to 45% of the house (or the entire area of a basement) All accessory buildings: 600 ft <sup>2</sup> max	All accessory buildings: Building height – 20 feet. Wall height – 13 feet	
Single-family detached House + attached Accessory Dwelling Unit (ADU)	Adopted changes October 2023		House: up to 2,400 square feet ADU: up to 45% of the house (or the entire area of a basement) All accessory buildings: 600 ft <sup>2</sup> max	Primary structure: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space + 1 parking space for ADU = 2 parking spaces in total Allow 1 tandem parking space to count towards off- street parking requirements
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required



		apply, would have app rear half of a lot shall n			
	1997 LUC		All buildings, in total: up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	2 stories	1-bedroom units: 3 2-bedrrom units: 4 3-bedroom units: 4 4+-bedroom units: 6
	Repealed 2022 code		Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Duplex	Adopted changes October 2023		Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
	1997 LUC	Not allowed	NA	NA	NA
Duplex + detached ADU	Repealed 2022 code		Duplex: Up to 40% of the lot area	Duplex: 2 stories Detached ADU:	ADU: none Duplex: 1-bedroom units: 2
			ADU: proportional to the duplex, but	Building height – 24	2-bedrrom units: 3 3-bedroom units: 4



	Adopted changes October 2023		never more than 1,000 square feet All accessory buildings: 600 ft <sup>2</sup> max Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but never more than 1,000 square feet All accessory buildings: 600 ft <sup>2</sup> max	feet. Wall height – 13 feet Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Detached ADU: - Building: 24 feet, or as tall as the primary building, whichever is less - Wall: 13 feet All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	4+-bedroom units: 6 ADU: 1 + Duplex: 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
The allow		apply, would have app e rear half of a lot shall ne	lied, are proposed to		
Rowhouse, 2-3 units	1997 LUC	Not allowed	NA	NA	NA



	Repealed 2022 code	Unit count restricted by the lot area / unit requirements	Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
	Adopted changes October 2023	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 60 years Unit count restricted by lot area/ unit requirements	Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	<ul> <li>28 feet. May exceed</li> <li>28' in some cases</li> <li>by the height</li> <li>required to raise the</li> <li>building to comply</li> <li>with floodplain</li> <li>regulations.</li> <li>All accessory</li> <li>buildings: <ul> <li>Buildings:</li> <li>Building: 20 feet,</li> <li>or as tall as the</li> <li>primary building,</li> <li>whichever is less</li> <li>Wall: 13 feet</li> </ul> </li> </ul>	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
Rowhouse, 4 units	1997 LUC Repealed 2022 code	Not allowed ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 99 years Unit count restricted by lot area/ unit requirements	NA Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	NA 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	NA PER UNIT: 1-bedroom units: 0.75 2-bedrrom units: 1 3-bedroom units: 1.25 4+-bedroom units: 1.5
	Adopted changes October 2023	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 60 years	Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3



		Unit count restricted by lot area/ unit requirements		All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	* reduced parking incentives for Affordable Housing do not apply in projects with fewer than 7 units.
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 99 years Unit count restricted by lot area/ unit requirements	Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 0.75 2-bedrrom units: 1 3-bedroom units: 1.25 4+-bedroom units: 1.5
Rowhouse, 5 units	Adopted changes October 2023	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 60 years Unit count restricted by lot area/ unit requirements	Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 * reduced parking incentives for Affordable Housing do not apply in projects with fewer than 7 units.
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
permitted Please note: I	Backyard protections	apply, would have app e rear half of a lot shall n	footage (all floors above a basement) lied, are proposed to	apply in all versions of	parking required



Apartment, up to 3 units	1997 LUC	Up to 40% of the lot area	2 stories	PER UNIT: 1-bedroom units: 1.5 2-bedrrom units: 1.75 3-bedroom units: 2 4+-bedroom units: 3 (So, between 5 and 9 in total)
	Repealed 2022 code	Up to 70% of the lot area	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)
	Adopted changes October 2023	Up to 70% of the lot area	<ul> <li>28 feet. May exceed</li> <li>28' in some cases</li> <li>by the height</li> <li>required to raise the</li> <li>building to comply</li> <li>with floodplain</li> <li>regulations.</li> <li>All accessory</li> <li>buildings:</li> <li>Building: 20 feet,</li> <li>or as tall as the</li> <li>primary building,</li> <li>whichever is less</li> <li>Wall: 13 feet</li> </ul>	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)
Apartment, up to 4 units	1997 LUC	Up to 40% of the lot area	2 stories	PER UNIT: 1-bedroom units: 1.5 2-bedrrom units: 1.75 3-bedroom units: 2 4+-bedroom units: 3



					(So, between 6 and 12 in total)
	Repealed 2022		Up to 70% of the lot	2 stories	PER UNIT:
	code		area		1-bedroom units: 1
				Accessory buildings	2-bedrrom units: 1.5
				(garage, shed):	3-bedroom units: 2
				Building height – 20	4+-bedroom units: 3
				feet. Wall height –	
				13 feet	(So, between 4 and
					12 in total)
	Adopted changes		Up to 85% of the lot	28 feet. May exceed	PER UNIT:
	October 2023		area	28' in some cases	1-bedroom units: 1
				by the height	2-bedrrom units: 1.5
				required to raise the	3-bedroom units: 2
				building to comply	4+-bedroom units: 3
				with floodplain	
				regulations.	(So, between 4 and
					12 in total)
				All accessory	
				buildings:	
				- Building: 20 feet,	
				or as tall as the	
				primary building,	
				whichever is less	
				- Wall: 13 feet	
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022		Up to 70% of the lot	2 stories	PER UNIT:
	code		area		1-bedroom units: 1
				Accessory buildings	2-bedrrom units: 1.5
				(garage, shed):	3-bedroom units: 2
				Building height – 20	4+-bedroom units: 3
Apartment, up to 5 units				feet. Wall height –	
, , , , , , , , , , , , , , , , , , , ,				13 feet	(So, between 5 and
				00 faat M	15 in total)
	Adopted changes	ONLY allowed if it	Up to 85% of the lot	28 feet. May exceed	PER UNIT:
	October 2023	converts and	area	28' in some cases	1-bedroom units: 1
		integrates an existing		by the height	2-bedrrom units: 1.5
		structure		required to raise the	3-bedroom units: 2
				building to comply	4+-bedroom units: 3



				with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	(So, between 5 and 15 in total)
	1997 LUC Repealed 2022 code	Not allowed ONLY would have allowed if at least one unit has been deed- restricted as Affordable Housing for 99 years	NA Up to 80% of the lot area	NA 2 stories	NA PER UNIT: 1-bedroom units: 0.75 2-bedrrom units: 1 3-bedroom units: 1.25 4+-bedroom units: 1.5 (So, between 5 and 9 in total)
Apartment, up to 6	Adopted changes October 2023	Must meet BOTH requirements: - Converts and integrates an existing structure - At least 1 unit is deed-restricted for 60 years	Up to 85% of the lot area	<ul> <li>28 feet. May exceed</li> <li>28' in some cases</li> <li>by the height</li> <li>required to raise the</li> <li>building to comply</li> <li>with floodplain</li> <li>regulations.</li> <li>All accessory</li> <li>buildings: <ul> <li>Building: 20 feet,</li> <li>or as tall as the</li> <li>primary building,</li> <li>whichever is less</li> <li>Wall: 13 feet</li> </ul> </li> </ul>	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 6 and 12 in total)



Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required	
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot						
	1997 LUC	Not allowed	NA	NA	NA	
Cottage Court	Repealed 2022 code	Limited to physical space, setbacks, backyard protections, height limits, parking requirements within the LDC. Minimum of 10 feet between units 12' max. driveway width; 1 driveway per lot (if no alley access)	1,200 – 1,500 ft² per unit, on average	32 feet / 2 stories	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 2.5	
	Adopted changes October 2023	Explicitly limited to between 3 and 6 units Minimum 1,400 ft <sup>2</sup> of lot area per unit Minimum of 10 feet between units 12' max. driveway width; 1 driveway per lot (if no alley access)	1,200 – 1,500 ft² per unit, on average	32 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 2.5	



## Neighborhood Conservation, Medium Density (NCM), 100 or more feet wide, 10,000 square feet or larger

\*This document was created in July 2023.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required		
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot							
Single-family detached house	1997 LUC		Up to 25% of the lot area + 1,000 square feet	2 stories	1 parking space		
	Repealed 2022 code		Up to 2,400 feet <sup>2</sup>	2 stories	1 parking space		
	Adopted changes October 2023		Up to 2,400 feet <sup>2</sup>	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		All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories Garage: 1.5 stories	1 parking space		
	Repealed 2022 code		House: up to 2,400 feet <sup>2</sup> Each accessory building may be up to 600 ft <sup>2</sup>	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space		


Last updated October 20, 2023

	Adopted changes October 2023	feet <sup>2</sup> Each acc	p to 2,400 House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space
	1997 LUC	the lot are square fe Each acc	to 25% of ea + 1,000 All accessory et buildings: 1.5 stories	1 parking space
Single-family detached house + garage + shed	Repealed 2022 code	House: u feet <sup>2</sup> Each acc	p to 2,400 House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023	feet <sup>2</sup> Each acc	p to 2,400 House: 28 feet. May exceed 28' in some cases by the height	1 parking space



				- Building: 20 feet, or as tall as the primary building, whichever is less				
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	- Wall: 13 feet Height limit	Off-street, on-site parking required			
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code:								
The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot								
Single-family detached	1997 LUC		All structures, in total: Up to 35% of the lot area Carriage house: 1,000 ft <sup>2</sup> , with a footprint of up to 600 ft <sup>2</sup> All other accessory buildings: 600 ft <sup>2</sup> max	House: 2 stories Carriage house: - building: 24 feet - eave: 13 feet All other accessory buildings: Building height – 20 feet. Wall height – 13 feet	Primary house: 1 parking space + Carriage house: 1 parking space per bedroom			
House + detached Accessory Dwelling Unit (ADU)	Repealed 2022 code Adopted changes October 2023		House: up to 2,400 square feet for the house ADU: proportional to the house, but never more than 1,000 square feet All other accessory buildings: 600 ft <sup>2</sup> max House: up to 2,400 square feet for the house	House: 2 stories Detached ADU: Building height – 24 feet. Wall height – 13 feet All other accessory buildings: Building height – 20 feet. Wall height – 13 feet House: 28 feet. May exceed 28' in some cases by the height	1 parking space 1 parking space + 1 parking space for ADU			



			ADU proportional to the house, but never more than 1,000 square feet All other accessory buildings: 600 ft <sup>2</sup> max	building to comply with floodplain regulations. Detached ADU: - Building: 24 feet, or as tall as the primary building, whichever is less - Wall: 13 feet All other accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	= 2 parking spaces in total Allow 1 tandem parking space to count towards off- street parking requirements
	1997 LUC	Not allowed	NA	NA	NA
Single-family detached House + attached Accessory Dwelling Unit (ADU)	Repealed 2022 code		House: up to 2,400 square feet ADU: up to 45% of the house (or the entire area of a basement) All accessory buildings: 600 ft <sup>2</sup> max	Primary structure: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023		House: up to 2,400 square feet ADU: up to 45% of the house (or the entire area of a basement)	Primary structure: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space + 1 parking space for ADU = 2 parking spaces in total Allow 1 tandem parking space to count towards off-



			All accessory buildings: 600 ft <sup>2</sup> max	All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	street parking requirements
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
		apply, would have app	lied, are proposed to		
The allo		e rear half of a lot shall n			
	1997 LUC		All buildings, in total: up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	2 stories	1-bedroom units: 3 2-bedrrom units: 4 3-bedroom units: 4 4+-bedroom units: 6
Duplex	Repealed 2022 code		Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
	Adopted changes October 2023		Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings:	1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6



				- Building: 20 feet, or as tall as the primary building,	
				whichever is less - Wall: 13 feet	
	1997 LUC Repealed 2022 code	Not allowed	NA Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but never more than 1,000 square feet All accessory buildings: 600 ft <sup>2</sup> max	NA Duplex: 2 stories Detached ADU: Building height – 24 feet. Wall height – 13 feet Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	NA ADU: none Duplex: 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Duplex + detached ADU	Adopted changes October 2023		Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but never more than 1,000 square feet All accessory buildings: 600 ft <sup>2</sup> max	Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Detached ADU: - Building: 24 feet, or as tall as the primary building, whichever is less - Wall: 13 feet All accessory buildings: - Building: 20 feet,	ADU: 1 + Duplex: 1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6



Housing type(s)	Code version	Specific restrictions	Total square	primary building, whichever is less - Wall: 13 feet <b>Height limit</b>	Off-street, on-site		
permitted			footage (all floors above a basement)		parking required		
Please note: E	Backyard protections	apply, would have app		apply in all versions	of the code:		
The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot							
	1997 LUC	Not allowed	NA	NA	NA		
	Repealed 2022 code	Unit count restricted by the lot area / unit requirements	Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup>	2 stories Accessory buildings (garage, shed): Building height – 20	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3		
			max	feet. Wall height – 13 feet			
Rowhouse, 2-3 units	Adopted changes October 2023	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 60 years Unit count restricted by lot area/ unit requirements	Up to 40% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3		
	1997 LUC	Not allowed	NA	NA	NA		
Rowhouse, 4 units	Repealed 2022 code	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 99 years	Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 0.75 2-bedrrom units: 1 3-bedroom units: 1.25		



		Unit count restricted by lot area/ unit requirements			4+-bedroom units: 1.5
	Adopted changes October 2023	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 60 years Unit count restricted by lot area/ unit requirements	Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 * reduced parking incentives for Affordable Housing do not apply in projects with fewer than 7 units.
	1997 LUC	Not allowed	NA	NA	NA
Rowhouse, 5 units	Repealed 2022 code	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 99 years Unit count restricted by lot area/ unit requirements	Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 0.75 2-bedrrom units: 1 3-bedroom units: 1.25 4+-bedroom units: 1.5
	Adopted changes October 2023	ONLY allowed if at least one unit has been deed-restricted as Affordable Housing for 60 years Unit count restricted by lot area/ unit requirements	Up to 70% of the lot area All accessory buildings: 600 ft <sup>2</sup> max	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings:	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 * reduced parking incentives for Affordable Housing do not apply in



	Code version		Total assume	- Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	projects with fewer than 7 units.
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
		apply, would have app	lied, are proposed to		
The allow		e rear half of a lot shall n			
	1997 LUC		Up to 40% of the lot area	2 stories	PER UNIT: 1-bedroom units: 1.5 2-bedrrom units: 1.75 3-bedroom units: 2 4+-bedroom units: 3 (So, between 5 and
Apartment, up to 3 units	Repealed 2022 code		Up to 70% of the lot area	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	9 in total) PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)
	Adopted changes October 2023		Up to 70% of the lot area	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)



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				primary building, whichever is less - Wall: 13 feet	
	1997 LUC		Up to 40% of the lot area	2 stories	PER UNIT: 1-bedroom units: 1.5 2-bedrrom units: 1.75 3-bedroom units: 2 4+-bedroom units: 3 (So, between 6 and 12 in total)
Apartment, up to 4 units	Repealed 2022 code		Up to 70% of the lot area	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 4 and 12 in total)
	Adopted changes October 2023		Up to 85% of the lot area	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 4 and 12 in total)
	1997 LUC	Not allowed	NA	NA	NA
Apartment, up to 5 units	Repealed 2022 code		Up to 70% of the lot area	2 stories	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5



				Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	3-bedroom units: 2 4+-bedroom units: 3 (So, between 5 and 15 in total)
	Adopted changes October 2023	ONLY allowed if it converts and integrates an existing structure	Up to 85% of the lot area	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 5 and 15 in total)
	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY would have allowed if at least one unit has been deed- restricted as	Up to 80% of the lot area	2 stories	PER UNIT: 1-bedroom units: 0.75 2-bedrrom units: 1
Apartment, up to 6		Affordable Housing for 99 years			3-bedroom units: 1 1.25 4+-bedroom units: 1.5 (So, between 5 and 9 in total)



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Housing type(s)	Code version	- At least 1 unit is deed-restricted for 60 years Specific restrictions	Total square	with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet <b>Height limit</b>	(So, between 6 and 12 in total) Off-street, on-site
permitted	Code version	opecific restrictions	footage (all floors		parking required
			above a basement)		
		apply, would have app			
		e rear half of a lot shall n			
Cottage Court	1997 LUC Repealed 2022 code	Not allowed Limited to physical space, setbacks, backyard protections, height limits, parking requirements within the LDC. Minimum of 10 feet between units 12' max. driveway width; 1 driveway per lot (if no alley access)	NA 1,200 – 1,500 ft² per unit, on average	NA 32 feet / 2 stories	NA PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 2.5
	Adopted changes October 2023	Explicitly limited to between 3 and 6 units Minimum 1,400 ft <sup>2</sup> of lot area per unit Minimum of 10 feet between units	1,200 – 1,500 ft² per unit, on average	32 feet	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 2.5



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	12' max. driveway width; 1 driveway per lot (if no alley access)		