

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- The repealed 2022 code, which City Council had adopted in November of 2022 and repealed in January of 2023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of this guide, you will find a “quiz” that will give you a sense of what currently exists, what had been adopted/repealed, and what is currently being proposed for any property of a given size (lot width and lot area).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 Green text indicates changes between the repealed 2022 code and the Adopted changes October 2023

Housing type	1997 Land Use Code	Repealed 2022 code	Adopted changes October 2023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: <i>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>			
Single family detached house	<ul style="list-style-type: none"> - Allowed on lots exceeding 5,000 ft² - Max floor area proportional to the size of lot; 3 different calculations based on 3 different size-classes of lots. - 1 off-street parking space required for wider lots. 2 off-street parking spaces required for narrower lots. 	<ul style="list-style-type: none"> - Allowed on lots exceeding 4,500 ft² - Max floor area = 2,400 ft² - 1 off-street parking space required for wider lots. 2 off-street parking spaces required for narrower lots. 	<ul style="list-style-type: none"> - Allowed on lots exceeding 4,500 ft² - Max floor area = 2,400 ft² - 1 off-street parking space required for wider lots. 2 off-street parking spaces required for narrower lots.
Single family detached house + Accessory dwelling unit	<ul style="list-style-type: none"> - Allowed on exceptionally large lots (exceeding 10,000 ft²) - Max floor area of house same as above. Max floor area of Carriage House (ADU) 1,000 ft², with a 600-ft² footprint - Off-street parking for house same as above. Off-street parking for Carriage House (ADU) = 1 per bedroom 	<ul style="list-style-type: none"> - Allowed lots exceeding 4,500 ft² - Max floor area of house = 2,400 ft². Max floor area of ADU proportional to house, but never exceeds 1,000 ft² - Off-street parking for house same as above. Off-street parking for ADU: none 	<ul style="list-style-type: none"> - Allowed lots exceeding 4,500 ft² - Max floor area of house = 2,400 ft². Max floor area of ADU proportional to house, but never exceeds 1,000 ft² - Off-street parking for house same as above. Off-street parking for ADU = 1; tandem parking can count
Duplex	<ul style="list-style-type: none"> - Allowed on lots exceeding 5,000 ft² - Max floor area = 40% of the lot - Off-street parking by bedroom count per unit: 	<ul style="list-style-type: none"> - Allowed on lots exceeding 4,500 ft² - Max floor area = 40% of the lot - Off-street parking by bedroom count per unit: 	<ul style="list-style-type: none"> - Allowed on lots exceeding 4,500 ft² - Max floor area = 40% of the lot - Off-street parking by bedroom count per unit:

	1br = 1.5; 2br = 1.75; 3br = 2; 4+br = 3	1br = 1; 2br = 1.5; 3br = 2; 4+br = 3	1br = 1; 2br = 1.5; 3br = 2; 4+br = 3
Duplex + Accessory dwelling unit	Not allowed	<ul style="list-style-type: none"> - Allowed on lots exceeding 4,500 ft² - Max floor area = 40% of the lot; Max floor area for ADU proportional to duplex building but never to exceed 1,000 ft² - Off-street parking for duplex by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4+br = 3 Off-street parking for ADU = none 	<ul style="list-style-type: none"> - Allowed on lots exceeding 4,500 ft² - Max floor area = 40% of the lot; Max floor area for ADU proportional to duplex building but never to exceed 1,000 ft² - Off-street parking for duplex by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4+br = 3 Off-street parking for ADU = 1
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>			
Rowhouse, 2-3 units	Not allowed	<ul style="list-style-type: none"> - Allowed on lots exceeding 4,500 ft² - Max floor area = 40% of the lot - Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4+br = 3 	<ul style="list-style-type: none"> - ONLY allowed if at least one unit will be deed-restricted as Affordable Housing for at least 60 years. - Allowed on lots exceeding 4,500 ft² - Max floor area = 40% of the lot - Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4+br = 3
Rowhouse, 4 max	Not allowed	<ul style="list-style-type: none"> - ONLY allowed if at least one unit had been deed-restricted as Affordable Housing for 99 years. - Allowed on lots exceeding 6,000 ft² - Max floor area = 70% of the lot - Off-street parking by bedroom count per unit: 1br = .75; 2br = 1; 3br = 1.25; 4+br = 1.5 	<ul style="list-style-type: none"> - ONLY allowed if at least one unit will be deed-restricted as Affordable Housing for at least 60 years. - Allowed on lots exceeding 6,000 ft² - Max floor area = 70% of the lot - Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4+br = 3

Rowhouse, 5 max	Not allowed	<ul style="list-style-type: none"> - ONLY allowed if at least one unit had been deed-restricted as Affordable Housing for 99 years. - Allowed on lots exceeding 7,500 ft² - Max floor area = 70% of the lot - Off-street parking by bedroom count per unit: 1br = .75; 2br = 1; 3br = 1.25; 4+br = 1.5 	<ul style="list-style-type: none"> - ONLY allowed if at least one unit will be deed-restricted as Affordable Housing for at least 60 years. - Allowed on lots exceeding 7,500 ft² - Max floor area = 70% of the lot - Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4+br = 3
Apartment, triplex	<ul style="list-style-type: none"> - Allowed on lots exceeding 6,000 ft² - Max floor area = 40% of the lot - Off-street parking by bedroom count per unit: 1br = 1.5; 2br = 1.75; 3br = 2; 4br = 3 	<ul style="list-style-type: none"> - Allowed on lots exceeding 4,500 ft² - Max floor area = 40% of the lot - Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4br = 3 	<ul style="list-style-type: none"> - Allowed on lots exceeding 4,500 ft² - Max floor area = 40% of the lot - Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4br = 3
Apartment, 4 units	<ul style="list-style-type: none"> - Allowed on lots exceeding 6,000 ft² - Max floor area = 40% of the lot - Off-street parking by bedroom count per unit: 1br = 1.5; 2br = 1.75; 3br = 2; 4br = 3 	<ul style="list-style-type: none"> - Allowed on lots exceeding 4,500 ft² - Max floor area = 40% of the lot - Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4br = 3 	<ul style="list-style-type: none"> - Allowed on lots exceeding 6,000 ft² - Max floor area = 40% of the lot - Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4br = 3
Apartment, 5 units	Not allowed	<ul style="list-style-type: none"> - Allowed on lots exceeding 4,500 ft² - Max floor area = 40% of the lot - Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4br = 3 	<ul style="list-style-type: none"> - ONLY allowed if it incorporates the existing structure - Allowed on lots exceeding 6,000 ft² - Max floor area = 40% of the lot - Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4br = 3
Apartment, 6 units	Not allowed	<ul style="list-style-type: none"> - ONLY allowed if at least 1 unit had been deed-restricted as Affordable Housing for 99 years - Allowed on lots exceeding 4,500 ft² - Max floor area = 40% of the lot 	<ul style="list-style-type: none"> - ONLY allowed if it incorporates the existing structure AND if at least one unit will be deed-restricted as Affordable Housing for 60 years

		<ul style="list-style-type: none"> - Off-street parking by bedroom count per unit: 1br = .75; 2br = 1; 3br = 1.25; 4+br = 1.5 	<ul style="list-style-type: none"> - Allowed on lots exceeding 6,000 ft² - Max floor area = 40% of the lot - Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4br = 3
Cottage court	Not allowed	<ul style="list-style-type: none"> - Allowed on lots exceeding 9,000 ft² - Allowed on lots exceeding 100 feet in width. - Max lot are per unit: 1,400 ft² Min distance between units 10 ft Floor areas 1,200 – 1,500 ft² on average. Minimum restrictions on size of common court. - Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4br = 3 	<ul style="list-style-type: none"> - Allowed on lots exceeding 9,000 ft² - Allowed on lots exceeding 100 feet in width. - Explicitly limited to 6 units per lot. Other restrictions still apply: Max lot are per unit: 1,400 ft² Min distance between units 10 ft Floor areas 1,200 – 1,500 ft² on average. Minimum restrictions on size of common court. - Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4br = 3
<p>Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i></p>			

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
<p>Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i></p>			
Less than 4,000 ft ²	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 ft ²	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 ft ²	Non-conforming; no additional units can be added to this lot	<ul style="list-style-type: none"> - Detached house (2,400 ft²) - Duplex (40% of lot area) 	<ul style="list-style-type: none"> - Detached house (2,400 ft²) - Duplex (40% of lot area)

		<ul style="list-style-type: none"> - ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft²) - Rowhouse 2-3 (40% of lot area) - Apartment building, 5 max (70% of lot area) - Apartment building, 6 max (at least one Affordable Housing unit) (85% of lot area) - Accessory structures (shed, garage, etc.) 600 ft² 	<ul style="list-style-type: none"> - ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft²) - Rowhouse, 2-3 units (40% of lot area) (<i>At least one Affordable Housing unit</i>) - Apartment building, <i>3 units</i> (70% of lot area) - Accessory structures (shed, garage, etc.) 600 ft²
5,000 to 5,999 ft ²	<ul style="list-style-type: none"> - Single-family detached house (25% of lot area + 1,000 for all structures in total) - Duplex (40% of lot area) 	<ul style="list-style-type: none"> - Detached house (2,400 ft²) - Duplex (40% of lot area) - ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft²) - Rowhouse 2-3 (40% of lot area) - Apartment building, up to 5 max (70% of lot area) - Apartment building, 6 max (at least one Affordable Housing unit) (85% of lot area) - Accessory structures (shed, garage, etc.) 600 ft² 	<ul style="list-style-type: none"> - Detached house (2,400 ft²) - Duplex (40% of lot area) - ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft²) - Rowhouse, 2-3 units (40% of lot area) (<i>At least one Affordable Housing unit</i>) - Apartment building, <i>3 units</i> (70% of lot area) - Accessory structures (shed, garage, etc.) 600 ft²
6,000 to 7,499 ft ²	<ul style="list-style-type: none"> - Single-family detached house (25% of lot area + 1,000 for all structures in total) - Duplex (40% of lot area) - Apartment building, 4 max (40% of lot area) - The above calculations include any accessory structures (up to 600 ft² each) 	<ul style="list-style-type: none"> - Detached house (2,400 ft²) - Duplex (40% of lot area) - ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft²) - Rowhouse 2-3 units (40% of lot area) - Rowhouse 4 (at least one Affordable Housing unit) (75% of lot area) - Apartment building, up to 5 units max (70% of lot area) - Apartment building, 6 units (at least one Affordable Housing unit) (85% of lot area) 	<ul style="list-style-type: none"> - Detached house (2,400 ft²) - Duplex (40% of lot area) - ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft²) - Rowhouse, 2-3 units (40% of lot area) (<i>At least one Affordable Housing unit</i>) - Rowhouse, 4 units (<i>70% of lot area</i>) (<i>At least one Affordable Housing unit</i>) - Apartment building, 3 units (70% of lot area) - Apartment building, 4 units (<i>85% of lot area</i>)

		<ul style="list-style-type: none"> - Accessory structures (shed, garage, etc.) 600 ft² 	<ul style="list-style-type: none"> - 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) - Accessory structures (shed, garage, etc.) 600 ft²
7,500 to 8,999 ft ²	<ul style="list-style-type: none"> - Single-family detached house (25% of lot area + 1,000 for all structures in total) - Duplex (40% of lot area) - Apartment building, 4 max (40% of lot area) - The above calculations include any accessory structures (up to 600 ft² each) 	<ul style="list-style-type: none"> - Detached house (2,400 ft²) - Duplex (40% of lot area) - ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft²) - Rowhouse, 2-3 units (40% of lot area) - Rowhouse, 4 units (at least one Affordable Housing unit) (75% of lot area) - Rowhouse, 5 units - Apartment building, up to 5 units max (70% of lot area) - Apartment building, 6 units (at least one Affordable Housing unit) (85% of lot area) - Accessory structures (shed, garage, etc.) 600 ft² 	<ul style="list-style-type: none"> - Detached house (2,400 ft²) - Duplex (40% of lot area) - ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft²) - 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) - 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) - Accessory structures (shed, garage, etc.) 600 ft²
9,000 to 9,999 ft ² ; less than 100 ft wide	<ul style="list-style-type: none"> - Single-family detached house (25% of lot area + 1,000 for all structures in total) 	<ul style="list-style-type: none"> - Detached house (2,400 ft²) - Duplex (40% of lot area) 	<ul style="list-style-type: none"> - Detached house (2,400 ft²) - Duplex (40% of lot area)

	<ul style="list-style-type: none"> - Duplex (40% of lot area) - Apartment building, 4 max (40% of lot area) - The above calculations include any accessory structures (up to 600 ft² each) 	<ul style="list-style-type: none"> - ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft²) - Rowhouse, 2-3 units (40% of lot area) - Rowhouse, 4 units (at least one Affordable Housing unit) (75% of lot area) - Rowhouse, 5 units - Apartment building, up to 5 units max (70% of lot area) - Apartment building, 6 units (at least one Affordable Housing unit) (85% of lot area) - Accessory structures (shed, garage, etc.) 600 ft² 	<ul style="list-style-type: none"> - ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft²) - Rowhouse, 2-3 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) - 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) - Accessory structures (shed, garage, etc.) 600 ft²
9,000 to 9,999 ft ² ; 100 ft wide or wider	<ul style="list-style-type: none"> - Single-family detached house (25% of lot area + 1,000 for all structures in total) - Duplex (40% of lot area) - Apartment building, 4 max (40% of lot area) - The above calculations include any accessory structures (up to 600 ft² each) 	<ul style="list-style-type: none"> - Detached house (2,400 ft²) - Duplex (40% of lot area) - ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft²) - Rowhouse, 2-3 units (40% of lot area) - Rowhouse, 4 units (at least one Affordable Housing unit) (75% of lot area) - Rowhouse, 5 units - Apartment building, up to 5 units max (70% of lot area) 	<ul style="list-style-type: none"> - Detached house (2,400 ft²) - Duplex (40% of lot area) - ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft²) - Rowhouse, 2-3 units (40% of lot area) (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)

		<ul style="list-style-type: none"> - Apartment building, 6 units (at least one Affordable Housing unit) (85% of lot area) - Cottage court, as many units as can fit, given regulatory limits - Accessory structures (shed, garage, etc.) 600 ft2 	<ul style="list-style-type: none"> - 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
10,000 ft2 or larger; less than 100 ft wide	<ul style="list-style-type: none"> - Single-family detached house (25% of lot area + 1,000 for all structures in total) - Duplex (40% of lot area) - Apartment building, 4 max (40% of lot area) - Carriage house (ADU) (up to 1,000 ft2 with up to 600 ft2 footprint) - The above calculations include any accessory structures (up to 600 ft2 each) 	<ul style="list-style-type: none"> - Detached house (2,400 ft2) - Duplex (40% of lot area) - ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2) - Rowhouse, 2-3 units (40% of lot area) - Rowhouse, 4 units (at least one Affordable Housing unit) (75% of lot area) - Rowhouse, 5 units - Apartment building, up to 5 units max (70% of lot area) - Apartment building, 6 units (at least one Affordable Housing unit) (85% of lot area) - Accessory structures (shed, garage, etc.) 600 ft2 	<ul style="list-style-type: none"> - Detached house (2,400 ft2) - Duplex (40% of lot area) - ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2) - 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) - 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)

			existing structure AND have at least one Affordable Housing unit) - Accessory structures (shed, garage, etc.) 600 ft2
10,000 ft2 or larger; 100 ft wide or wider	<ul style="list-style-type: none"> - Single-family detached house (25% of lot area + 1,000 for all structures in total) - Duplex (40% of lot area) - Apartment building, 4 max (40% of lot area) - Carriage house (ADU) (up to 1,000 ft2 with up to 600 ft2 footprint) - The above calculations include any accessory structures (up to 600 ft2 each) 	<ul style="list-style-type: none"> - Detached house (2,400 ft2) - Duplex (40% of lot area) - ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2) - Rowhouse, 2-3 units (40% of lot area) - Rowhouse, 4 units (at least one Affordable Housing unit) (75% of lot area) - Rowhouse, 5 units - Apartment building, up to 5 units max (70% of lot area) - Apartment building, 6 units (at least one Affordable Housing unit) (85% of lot area) - Cottage court, as many units as can fit, given regulatory limits - Accessory structures (shed, garage, etc.) 600 ft2 	<ul style="list-style-type: none"> - Detached house (2,400 ft2) - Duplex (40% of lot area) - ADU with house or duplex (proportional to house/duplex; never more than 1,000 ft2) - 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) - 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
<p>Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i></p>			

Building height

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Building type	1997 Land Use Code	Repealed 2022 code	Adopted changes October 2023
<p>Note: Solar setbacks apply, would have applied, or are proposed to continue to apply under all versions of the code.</p> <p>Wall height x side yard step backs (for upper stories) apply, would have applied, or are proposed to continue to apply under all versions of the code.</p>			
Primary structure (house, duplex, triplex, apartment building, rowhouse, as applicable)	2 stories	2 stories	28 feet* *may exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.
Cottage court primary structures (cottages)	NA	32 feet / 2.5 stories	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 changes October 2023	
	Standard	Affordable Housing	Standard	Affordable Housing	Standard	Affordable Housing
House, lot < 40 feet wide	2 spaces	2 spaces	2 spaces	2 spaces	2 spaces	2 spaces
House, lot > 40 feet wide	1 space	1 space	1 space	1 space	1 space	1 space
Carriage house/ ADU	1 space per bedroom	1 space per bedroom	0 spaces	0 spaces	1 space	1 space
Cottage court	NA	NA	PER UNIT 1 or less br: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 2.5	PER UNIT 1 or less br: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 2.5	PER UNIT 1 or less br: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 2.5	PER UNIT 1 or less br: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 2.5
Duplex, multi-unit	PER UNIT 1 or less br: 1.5 2 bedrooms: 1.75 3 bedrooms: 2 4+ bedrooms: 3	PER UNIT 1 or less br: 1.5 2 bedrooms: 1.75 3 bedrooms: 2 4+ bedrooms: 3	PER UNIT 1 or less br: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3	PER UNIT 1 or less br: .75 2 bedrooms: 1.75 3 bedrooms: 2 4+ bedrooms: 3	PER UNIT 1 or less br: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3	ONLY APPLIES TO 7+ UNIT PROJECTS. WOULD NOT APPLY IN 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 code		Adopted changes October 2023	
Housing density incentives	None	<ul style="list-style-type: none"> - Apartment buildings, 6 units on lots larger than 4,500 ft² - Rowhouses, 4 units on lots larger than 6,000 ft² - Rowhouses, 5 units on lots larger than 7,500 ft² 		<ul style="list-style-type: none"> - Apartment buildings, 6 units on lots larger than 6,000. Must integrate existing structure. - Rowhouses, 2-3 units on lots larger than 4,500 ft² - Rowhouses, 4 units on lots larger than 6,000 ft² - Rowhouses, 5 units on lots larger than 7,500 ft² 	
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 99 years: Sale: Individuals earning 100% or less of Area Median Income Lease: Individuals earning 80% or less of Area Median Income	At least 10% of dwelling units in the area to be developed are deed-restricted as being reserved for individuals as follows for at least 60 years: Sale: Individuals earning 100% or less of Area Median Income Lease: Individuals earning 80% or less of Area Median Income	

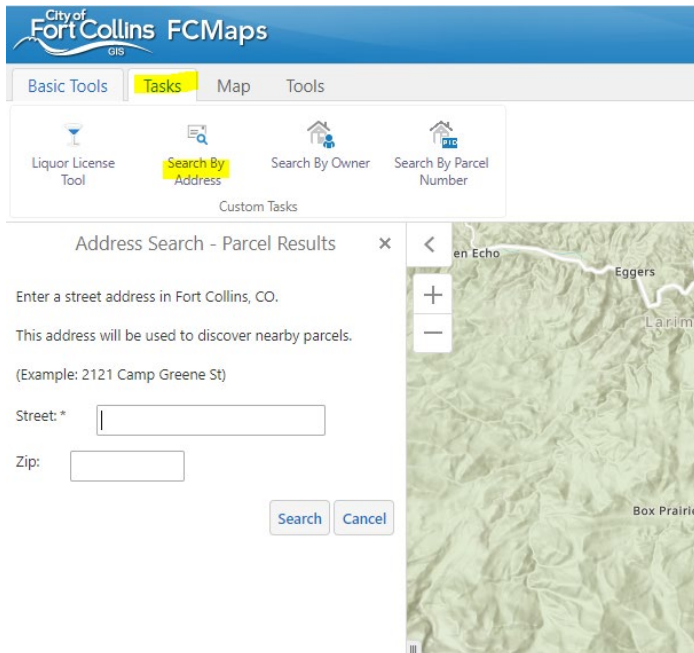
Term of affordability	20 years	99 years	60 years
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Neighborhood Conservation, Medium Density District (NCM) Quiz

How wide is your lot?

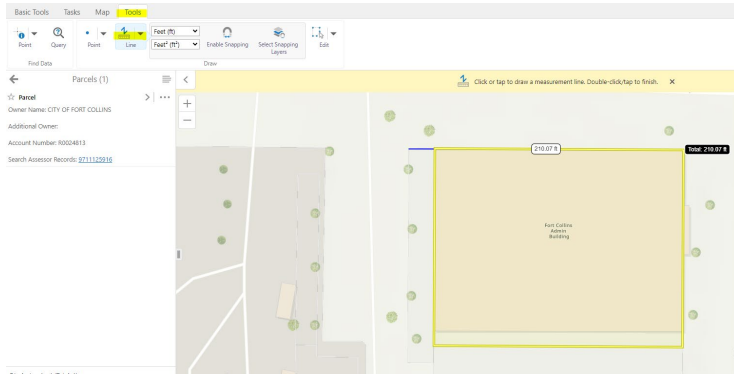
Find out here: <https://gisweb.fcgov.com/HTML5Viewer/Index.html?viewer=FCMaps>

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



The screenshot shows the City of Fort Collins FCMaps web application. The 'Tasks' tab is selected at the top. Under 'Custom Tasks', the 'Search By Address' tool is highlighted. Below this, there is a section titled 'Address Search - Parcel Results' with a close button. It contains instructions: 'Enter a street address in Fort Collins, CO. This address will be used to discover nearby parcels. (Example: 2121 Camp Greene St)'. There are input fields for 'Street: *' and 'Zip:'. At the bottom of this section are 'Search' and 'Cancel' buttons. To the right of the input fields is a map showing a topographic view of a hillside with labels for 'Eggers', 'Larimer', and 'Box Prairie'.

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



[Less than 40 feet wide](#)

[40 – 99 feet wide](#)

[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.

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

Housing type(s) permitted	Code Version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
Single-family detached house	1997 LUC	*This lot is non-conforming. The minimum lot size in the 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 ² Each accessory building may be up to 600 ft ² . For a new house: No new house could have been built on this property.		
	Adopted changes October 2023	*This lot 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 ² Each accessory building may be up to 600 ft ² . For a new house: No new house will be allowed to be built on this property.	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
Single-family detached house + garage	1997 LUC	*This lot is non-conforming. The minimum lot size in the 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 ² For a new house: no new structures can be built on this property.	House: 2 stories Garage: 1.5 stories	1 parking space
	Repealed 2022 code	*This lot would have been non-conforming. The	For an existing house:	House: 2 stories Garage:	1 parking space

		<p>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.</p>	<p>House: A 25% expansion of existing floor area, up to 2,400 feet². Each accessory building may be up to 600 ft²</p> <p>For a new house: no new structure would have been allowed to be built on this property.</p>	<p>Building height – 20 feet. Wall height – 13 feet</p>	
	Adopted changes October 2023	<p>*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.</p>	<p>For an existing house: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building may be up to 600 ft²</p> <p>For a new house: no new structures can be built on this property.</p>	<p>House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet</p>	1 parking space
Single-family detached house + garage + shed	1997 LUC	<p>*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.</p>	<p>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.</p>	<p>House: 2 stories</p> <p>All accessory buildings: 1.5 stories</p>	1 parking space

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

Duplex + 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 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 ft ² . For a new duplex: No new structure will be allowed to be built on this property.	Duplex: 2 stories All accessory buildings: 1.5 stories	1-bedroom units: 3 2-bedroom units: 4 3-bedroom units: 4 4+-bedroom units: 6
	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 ² . 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-bedroom 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 ² . Each accessory building may be up to 600 ft ²	Duplex: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1-bedroom units: 2 2-bedroom 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

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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: <i>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>					
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 ft ² For a new house: No new house can be built on this property	2 stories	1 parking space
	Repealed 2022 code	*This lot 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 ² Each	2 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 ² . 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 ² Each accessory building may be up to 600 ft ² . For a new house: No new house will be allowed to be built on this property.	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
Single-family detached house + garage	1997 LUC	*This lot is non-conforming. The minimum lot size in the NCL Zone District is 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 ft ² in total. Each accessory building may be up to 600 ft ² For a new house: no new structures can be built on this property.	House: 2 stories Garage: 1.5 stories	1 parking space
	Repealed 2022 code	*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, up to	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. The minimum lot width in the NCM Zone District is 40 feet.	2,400 feet ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	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 ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space
Single-family detached house + garage + shed	1997 LUC	*This lot is non-conforming. The minimum lot size in the NCL Zone District is 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 ft ² in total. Each accessory building may be up to 600 ft ² For a new house: no new structures can be built on this property.	House: 2 stories All accessory buildings: 1.5 stories	1 parking space

	Repealed 2022 code	*This lot 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 ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023	*This lot 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 ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space
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	1997 LUC	*This lot is non-conforming. The minimum lot size in the NCL Zone District is 5,000	For an existing duplex: All structures in total: A 25% expansion of existing floor area,	Duplex: 2 stories All accessory buildings: 1.5 stories	1-bedroom units: 3 2-bedroom units: 4 3-bedroom units: 4 4+-bedroom units: 6

		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 ft ² . 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 ² 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-bedroom 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 ² 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-bedroom 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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Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
Single-family detached house	1997 LUC	*This lot is non-conforming. The minimum lot size in the NCL Zone District is 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 ft ² For a new house: No new house can be built on this property	2 stories	1 parking space
	Repealed 2022 code	*This lot 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 ² Each accessory building	2 stories	1 parking space

			<p>may be up to 600 ft².</p> <p>For a new house: No new house could have been built on this property.</p>		
	Adopted changes October 2023	*This lot would be non-conforming.. The minimum lot width in the NCM Zone District is 40 feet.	<p>For an existing house: A 25% expansion of existing floor area, up to 2,400 feet² Each accessory building may be up to 600 ft².</p> <p>For a new house: No new house will be allowed to be built on this property.</p>	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
Single-family detached house + garage	1997 LUC	*This lot is non-conforming. The minimum lot size in the NCL Zone District is 5,000 square feet for a single-family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.	<p>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 ft²</p> <p>For a new house: no new structures can be built on this property.</p>	<p>House: 2 stories</p> <p>Garage: 1.5 stories</p>	1 parking space
	Repealed 2022 code	*This lot would have been non-conforming. The	For an existing house:	<p>House: 2 stories</p> <p>Garage:</p>	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 ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	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 ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space
Single-family detached house + garage + shed	1997 LUC	*This lot is non-conforming. The minimum lot size in the NCL Zone District is 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 ft ² in total. Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: 1.5 stories	1 parking space

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

			<p>up to 2,400 feet² Each accessory building may be up to 600 ft²</p> <p>For a new house: no new structure would have been allowed to be built on this property.</p>		
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
<p>Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i></p>					
Duplex + 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.	<p>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.</p> <p>For a new duplex: No new structure will be allowed to be built on this property.</p>	<p>Duplex: 2 stories</p> <p>All accessory buildings: 1.5 stories</p>	<p>1-bedroom units: 3 2-bedroom units: 4 3-bedroom units: 4 4+-bedroom units: 6</p>
	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-	<p>For an existing duplex: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each</p>	<p>Duplex: 2 stories</p> <p>All accessory buildings: Building height – 20 feet. Wall height – 13 feet</p>	<p>1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6</p>

		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 ² 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 ² . Each accessory building may be up to 600 ft ² 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-bedroom 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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What happens if I need to rebuild my home? Property owners can replace the existing structure if needed with a building that is the equivalent size of the current structure.

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

			<p>may be up to 600 ft².</p> <p>For a new house: No new house could have been built on this property.</p>		
	Adopted changes October 2023	*This lot would be non-conforming.. The minimum lot width in the NCM Zone District is 40 feet.	<p>For an existing house: A 25% expansion of existing floor area, up to 2,400 feet² Each accessory building may be up to 600 ft².</p> <p>For a new house: No new house will be allowed to be built on this property.</p>	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.	<p>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 ft²</p> <p>For a new house: no new structures can be built on this property.</p>	<p>House: 2 stories</p> <p>Garage: 1.5 stories</p>	1 parking space
	Repealed 2022 code	*This lot would have been non-conforming. The	For an existing house:	<p>House: 2 stories</p> <p>Garage:</p>	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 ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	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 ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space
Single-family detached house + garage + shed	1997 LUC	*This lot is non-conforming. The minimum lot width in the 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 ft ² in total. Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: 1.5 stories	1 parking space

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

			<p>up to 2,400 feet² Each accessory building may be up to 600 ft²</p> <p>For a new house: no new structure would have been allowed to be built on this property.</p>		
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
<p>Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i></p>					
Duplex + 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.	<p>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.</p> <p>For a new duplex: No new structure will be allowed to be built on this property.</p>	<p>Duplex: 2 stories</p> <p>All accessory buildings: 1.5 stories</p>	<p>1-bedroom units: 3 2-bedroom units: 4 3-bedroom units: 4 4+-bedroom units: 6</p>
	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-	<p>For an existing duplex: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each</p>	<p>Duplex: 2 stories</p> <p>All accessory buildings: Building height – 20 feet. Wall height – 13 feet</p>	<p>1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6</p>

		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 ² 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 ² . Each accessory building may be up to 600 ft ² 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-bedroom 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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What happens if I need to rebuild my home? Property owners can replace the existing structure if needed with a building that is the equivalent size of the current structure.

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

			<p>may be up to 600 ft².</p> <p>For a new house: No new house could have been built on this property.</p>		
	Adopted changes October 2023	*This lot would be non-conforming.. The minimum lot width in the NCM Zone District is 40 feet.	<p>For an existing house: A 25% expansion of existing floor area, up to 2,400 feet² Each accessory building may be up to 600 ft².</p> <p>For a new house: No new house will be allowed to be built on this property.</p>	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.	<p>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 ft²</p> <p>For a new house: no new structures can be built on this property.</p>	<p>House: 2 stories</p> <p>Garage: 1.5 stories</p>	1 parking space
	Repealed 2022 code	*This lot would have been non-conforming. The	For an existing house:	<p>House: 2 stories</p> <p>Garage:</p>	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 ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	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 ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space
Single-family detached house + garage + shed	1997 LUC	*This lot is non-conforming. The minimum lot width in the 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 ft ² in total. Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: 1.5 stories	1 parking space

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

			<p>up to 2,400 feet² Each accessory building may be up to 600 ft²</p> <p>For a new house: no new structure would have been allowed to be built on this property.</p>		
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	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.	<p>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.</p> <p>For a new duplex: No new structure will be allowed to be built on this property.</p>	<p>Duplex: 2 stories</p> <p>All accessory buildings: 1.5 stories</p>	<p>1-bedroom units: 3 2-bedroom units: 4 3-bedroom units: 4 4+-bedroom units: 6</p>
	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-	<p>For an existing duplex: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each</p>	<p>Duplex: 2 stories</p> <p>All accessory buildings: Building height – 20 feet. Wall height – 13 feet</p>	<p>1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6</p>

		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 ² 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 ² . Each accessory building may be up to 600 ft ² 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-bedroom 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: <i>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>					
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 ft ² For a new house: No new house can be built on this property	2 stories	1 parking space
	Repealed 2022 code	*This lot 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 ² Each accessory building	2 stories	1 parking space

			<p>may be up to 600 ft².</p> <p>For a new house: No new house could have been built on this property.</p>		
	Adopted changes October 2023	*This lot would be non-conforming.. The minimum lot width in the NCM Zone District is 40 feet.	<p>For an existing house: A 25% expansion of existing floor area, up to 2,400 feet² Each accessory building may be up to 600 ft².</p> <p>For a new house: No new house will be allowed to be built on this property.</p>	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.	<p>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 ft²</p> <p>For a new house: no new structures can be built on this property.</p>	<p>House: 2 stories</p> <p>Garage: 1.5 stories</p>	1 parking space
	Repealed 2022 code	*This lot would have been non-conforming. The	For an existing house:	<p>House: 2 stories</p> <p>Garage:</p>	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 ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	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 ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space
Single-family detached house + garage + shed	1997 LUC	*This lot is non-conforming. The minimum lot width in the 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 ft ² in total. Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: 1.5 stories	1 parking space

			For a new house: no new structures can be built on this property.		
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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
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Duplex + 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.	<p>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.</p> <p>For a new duplex: No new structure will be allowed to be built on this property.</p>	<p>Duplex: 2 stories</p> <p>All accessory buildings: 1.5 stories</p>	<p>1-bedroom units: 3 2-bedroom units: 4 3-bedroom units: 4 4+-bedroom units: 6</p>
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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 ² 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 ² . Each accessory building may be up to 600 ft ² 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-bedroom 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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Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
Single-family detached house	1997 LUC	*This lot is non-conforming. The minimum lot 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 ft ² For a new house: No new house can be built on this property	2 stories	1 parking space
	Repealed 2022 code	*This lot 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 ² Each accessory building	2 stories	1 parking space

			<p>may be up to 600 ft².</p> <p>For a new house: No new house could have been built on this property.</p>		
	Adopted changes October 2023	*This lot would be non-conforming.. The minimum lot width in the NCM Zone District is 40 feet.	<p>For an existing house: A 25% expansion of existing floor area, up to 2,400 feet² Each accessory building may be up to 600 ft².</p> <p>For a new house: No new house will be allowed to be built on this property.</p>	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.	<p>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 ft²</p> <p>For a new house: no new structures can be built on this property.</p>	<p>House: 2 stories</p> <p>Garage: 1.5 stories</p>	1 parking space
	Repealed 2022 code	*This lot would have been non-conforming. The	For an existing house:	<p>House: 2 stories</p> <p>Garage:</p>	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 ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	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 ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space
Single-family detached house + garage + shed	1997 LUC	*This lot is non-conforming. The minimum lot width in the 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 ft ² in total. Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: 1.5 stories	1 parking space

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

			<p>up to 2,400 feet² Each accessory building may be up to 600 ft²</p> <p>For a new house: no new structure would have been allowed to be built on this property.</p>		
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
<p>Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i></p>					
Duplex + 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.	<p>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.</p> <p>For a new duplex: No new structure will be allowed to be built on this property.</p>	<p>Duplex: 2 stories</p> <p>All accessory buildings: 1.5 stories</p>	<p>1-bedroom units: 3 2-bedroom units: 4 3-bedroom units: 4 4+-bedroom units: 6</p>
	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-	<p>For an existing duplex: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each</p>	<p>Duplex: 2 stories</p> <p>All accessory buildings: Building height – 20 feet. Wall height – 13 feet</p>	<p>1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6</p>

		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 ² 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 ² . Each accessory building may be up to 600 ft ² 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-bedroom 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.

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

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
Single-family detached house	1997 LUC	*This lot is non-conforming. The minimum lot 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
	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 ² . Each accessory building may be up to 600 ft ² .	2 stories	1 parking space

			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 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 ² Each accessory building may be up to 600 ft ² . For a new house: No new house will be allowed to be built on this property.	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
Single-family detached house + garage	1997 LUC	*This lot is non-conforming. The minimum lot 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 ² For a new house: no new structures can be built on this property.	House: 2 stories Garage: 1.5 stories	1 parking space
	Repealed 2022 code	*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 ² .	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space

			<p>Each accessory building may be up to 600 ft²</p> <p>For a new house: no new structure would have been allowed to be built on this property.</p>		
	Adopted changes October 2023	*This lot would be non-conforming. The minimum lot width in the NCM Zone District is 40 feet.	<p>For an existing house: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building may be up to 600 ft²</p> <p>For a new house: no new structures can be built on this property.</p>	<p>House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet</p>	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.	<p>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.</p> <p>For a new house: No new house will be allowed to be built on this property.</p>	<p>House: 2 stories</p> <p>All accessory buildings: 1.5 stories</p>	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.	<p>For an existing house: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building may be up to 600 ft²</p> <p>For a new house: no new structures can be built on this property.</p>	<p>House: 2 stories</p> <p>All accessory buildings: Building height – 20 feet. Wall height – 13 feet</p>	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.	<p>For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet². Each accessory building may be up to 600 ft²</p> <p>For a new house: no new structure would have been allowed to be built on this property.</p>	<p>House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet</p>	1 parking space
			<p>For an existing house: House: A 25% expansion of existing floor area, up to 2,400 feet². Each accessory building may be up to 600 ft²</p>		

			For a new house: no new structure would have been allowed to be built on this property.		
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
Duplex + 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.	<p>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.</p> <p>For a new duplex: No new structure will be allowed to be built on this property.</p>	<p>Duplex: 2 stories</p> <p>All accessory buildings: 1.5 stories</p>	<p>1-bedroom units: 3 2-bedroom units: 4 3-bedroom units: 4 4+-bedroom units: 6</p>
	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.	<p>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 ft²</p> <p>For a new duplex: no new structures</p>	<p>Duplex: 2 stories</p> <p>All accessory buildings: Building height – 20 feet. Wall height – 13 feet</p>	<p>1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6</p>

			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.	<p>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 ft²</p> <p>For a new duplex: no new structure would have been allowed to be built on this property.</p>	<p>Duplex: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet</p>	<p>1-bedroom units: 2 2-bedrrom units: 3 3-bedroom units: 4 4+-bedroom units: 6</p>

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

How big is your lot?

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

[Less than 4,500 square feet](#)

[Between 4,500 square feet and 4,999 square feet](#)

[Between 5,000 square feet and 5,999 square feet](#)

[Between 6,000 square feet and 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 happens if I need to rebuild my home? Property owners can replace the existing structure if needed with a building that is the equivalent size of the current structure.

Housing type(s) permitted	Code Version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
Single-family detached house	1997 LUC	*This lot is non-conforming. The minimum lot size in the 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 feet for a single-	For an existing house: A 25% expansion of existing floor area, up to 2,400 feet ² Each accessory building may be up to 600 ft ² .	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 ² Each accessory building may be up to 600 ft ² . For a new house: No new house will be allowed to be built on this property.	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
Single-family detached house + garage	1997 LUC	*This lot is non-conforming. The minimum lot size in the 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 ² For a new house: no new structures can be built on this property.	House: 2 stories Garage: 1.5 stories	1 parking space
	Repealed 2022 code	*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 ² 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 ² 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 ² For a new house: no new structures can be built on this property.	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space
Single-family detached house + garage + shed	1997 LUC	*This lot is non-conforming. The minimum lot size in the NCL Zone District is 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 ft ² . For a new house: No new house will be allowed to be built on this property.	House: 2 stories All accessory buildings: 1.5 stories	1 parking space

	Repealed 2022 code	*This lot 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: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building may be up to 600 ft ² For a new house: no new structures can be built on this property.	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023	*This lot 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 ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
Duplex + garage + shed	1997 LUC	*This lot is non-conforming. The minimum lot size in the NCL Zone District is 5,000	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-bedroom units: 4 3-bedroom units: 4 4+-bedroom units: 6

		square feet for a single-family or two-family dwelling.	existing floor area, up 40% of the lot area in total. Each accessory building may be up to 600 ft ² . 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 ² 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-bedroom 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: House: A 25% expansion of existing floor area, up to 2,400 feet ² . Each accessory building may be up to 600 ft ² For a new 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-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6

			allowed to be built on this property.	- Wall: 13 feet	
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Neighborhood Conservation, Medium Density (NCM), 40 – 99 feet wide, between 4,000 and 4,499 square feet

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Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
Single-family detached house	1997 LUC	*This lot is non-conforming. The minimum lot size in the 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 ft ² For a new house: No new house can be built on this property	2 stories	1 parking space
	Repealed 2022 code	*This lot would have been non-conforming. The	For an existing house: A 25% expansion of	2 stories	1 parking space

		<p>minimum lot size in the NCM Zone District would have been 4,500 square feet for a single-family or two-family dwelling.</p>	<p>existing floor area, up to 2,400 feet² Each accessory building may be up to 600 ft².</p> <p>For a new house: No new house could have been built on this property.</p>		
	Adopted changes October 2023	<p>*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.</p>	<p>For an existing house: A 25% expansion of existing floor area, up to 2,400 feet² Each accessory building may be up to 600 ft².</p> <p>For a new house: No new house will be allowed to be built on this property.</p>	<p>28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p>	1 parking space
Single-family detached house + garage	1997 LUC	<p>*This lot is non-conforming. The minimum lot size in the NCM Zone District is 5,000 square feet for a single-family or two-family dwelling.</p>	<p>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 ft²</p> <p>For a new house: no new structures can</p>	<p>House: 2 stories Garage: 1.5 stories</p>	1 parking space

			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 ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023	*This lot 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 ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space
Single-family detached house + garage + shed	1997 LUC	*This lot is non-conforming. The minimum lot size in the 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 ft ² in total.	House: 2 stories All accessory buildings: 1.5 stories	1 parking space

		single-family or two-family dwelling.	Each accessory building may be up to 600 ft ² For a new house: no new structures can be built on this property.		
	Repealed 2022 code	*This lot 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 ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023	*This lot 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 ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
.Duplex + 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.	<p>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.</p> <p>For a new duplex: No new structure will be allowed to be built on this property.</p>	<p>Duplex: 2 stories</p> <p>All accessory buildings: 1.5 stories</p>	<p>1-bedroom units: 3 2-bedroom units: 4 3-bedroom units: 4 4+-bedroom units: 6</p>
	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.	<p>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 ft²</p> <p>For a new duplex: no new structures can be built on this property.</p>	<p>Duplex: 2 stories</p> <p>All accessory buildings: Building height – 20 feet. Wall height – 13 feet</p>	<p>1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6</p>
	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	<p>1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6</p>

		<p>feet for a single-family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.</p>	<p>total. Each accessory building may be up to 600 ft²</p> <p>For a new duplex: no new structures can be built on this property.</p>	<p>with floodplain regulations.</p> <p>All accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	
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Neighborhood Conservation, Medium Density (NCM), 40 – 99 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.

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

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
Single-family detached house	1997 LUC	*This lot is non-conforming. The minimum lot size in the 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 ft ² 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 ²	2 stories	1 parking space

	Adopted changes October 2023		Up to 2,400 feet ²	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 25% of the lot area + 1,000 ft ² in total. Each accessory building may be up to 600 ft ² For a new house: no new structures can be built on this property.	House: 2 stories Garage: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	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 ² Each accessory building may be up to 600 ft ²	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage:	1 parking space

				- 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 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 ft ² in total. Each accessory building may be up to 600 ft ² For a new house: no new structures can be built on this property.	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. 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
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
Single-family detached House + detached Accessory Dwelling Unit (ADU)	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 ² 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 All other accessory buildings: 600 ft ² 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

				- Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	
Single-family detached House + attached Accessory Dwelling Unit (ADU)	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 ² 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) All accessory buildings: 600 ft ² 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: <i>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>					

Duplex	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 ft ² . For a new duplex: No new structure will be allowed to be built on this property.	Duplex: 2 stories All accessory buildings: 1.5 stories	1-bedroom units: 3 2-bedroom 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 ² max	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6
	Adopted changes October 2023		Up to 40% of the lot area All accessory buildings: 600 ft ² 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	1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6

				- Wall: 13 feet	
Duplex + detached ADU	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		<p>Duplex: Up to 40% of the lot area</p> <p>ADU: proportional to the duplex, but never more than 1,000 square feet</p> <p>All accessory buildings: 600 ft² max</p>	<p>Duplex: 2 stories</p> <p>Detached ADU: Building height – 24 feet. Wall height – 13 feet</p> <p>Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet</p>	<p>ADU: none</p> <p>Duplex:</p> <p>1-bedroom units: 2</p> <p>2-bedroom units: 3</p> <p>3-bedroom units: 4</p> <p>4+-bedroom units: 6</p>
	Adopted changes October 2023		<p>Duplex: Up to 40% of the lot area</p> <p>ADU: proportional to the duplex, but never more than 1,000 square feet</p> <p>All accessory buildings: 600 ft² max</p>	<p>Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>Detached ADU:</p> <ul style="list-style-type: none"> - Building: 24 feet, or as tall as the primary building, whichever is less - Wall: 13 feet <p>All accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	<p>ADU: 1 +</p> <p>Duplex:</p> <p>1-bedroom units: 2</p> <p>2-bedroom units: 3</p> <p>3-bedroom units: 4</p> <p>4+-bedroom units: 6</p>

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
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 ² max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedroom 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 ² 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-bedroom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
Apartment, up to 3 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 existing floor area,	Apartment: 2 stories All accessory buildings: 1.5 stories	1-bedroom units: 3 2-bedroom units: 4 3-bedroom units: 4 4+-bedroom units: 6

		square feet for a multi-family dwelling.	up 40% of the lot area in total. Each accessory building may be up to 600 ft ² . 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-bedroom 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-bedroom 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	Apartment: 2 stories All accessory buildings: 1.5 stories	1-bedroom units: 3 2-bedroom units: 4 3-bedroom units: 4 4+-bedroom units: 6

		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 ft ² . 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-bedroom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (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
Apartment, up to 5 units	1997 LUC	Not allowed	NA	NA	NA
	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-bedroom 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 units	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	ONLY allowed if at least one unit had	Up to 85% of the lot area	2 stories	PER UNIT:

		been deed-restricted as Affordable Housing 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)
	Adopted changes October 2023	Not allowed	NA	NA	NA

Neighborhood Conservation, Medium Density (NCM), 40 – 99 feet wide, between 5,000 square feet and 5,999 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: <i>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>					
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 ²	2 stories	1 parking space
	Adopted changes October 2023		Up to 2,400 feet ²	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 ²	House: 2 stories Garage: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	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 ² Each accessory building may be up to 600 ft ²	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. 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		All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings:	1 parking space

				- 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: <i>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>					
Single-family detached House + detached Accessory Dwelling Unit (ADU)	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 ² 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 All other accessory buildings: 600 ft ² 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	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

				<p>All other accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	
Single-family detached House + attached Accessory Dwelling Unit (ADU)	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		<p>House: up to 2,400 square feet</p> <p>ADU: up to 45% of the house (or the entire area of a basement)</p> <p>All accessory buildings: 600 ft² max</p>	<p>Primary structure: 2 stories</p> <p>All accessory buildings: Building height – 20 feet. Wall height – 13 feet</p>	1 parking space
	Adopted changes October 2023		<p>House: up to 2,400 square feet</p> <p>ADU: up to 45% of the house (or the entire area of a basement)</p> <p>All accessory buildings: 600 ft² max</p>	<p>Primary structure: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet</p>	<p>1 parking space + 1 parking space for ADU = 2 parking spaces in total</p> <p>Allow 1 tandem parking space to count towards off-street parking requirements</p>
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required

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

			never more than 1,000 square feet	feet. Wall height – 13 feet	4+-bedroom units: 6
			All accessory buildings: 600 ft ² max	Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	
	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 ² 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-bedroom 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: <i>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>					
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 ² max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedroom 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 ² 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-bedroom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
Rowhouse, 4 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 60 years Unit count restricted by lot area/ unit requirements	Up to 40% of the lot area All accessory buildings: 600 ft ² max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 0.75 2-bedroom 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 ² 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-bedroom 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.
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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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.	<p>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.</p> <p>For a new apartment: No new structure will be allowed to be built on this property.</p>	<p>Apartment: 2 stories</p> <p>All accessory buildings: 1.5 stories</p>	<p>1-bedroom units: 3 2-bedroom units: 4 3-bedroom units: 4 4+-bedroom units: 6</p>
	Repealed 2022 code		Up to 70% of the lot area	<p>2 stories</p> <p>Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet</p>	<p>PER UNIT: 1-bedroom units: 1 2-bedroom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)</p>

	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-bedroom 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 ft ² . 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-bedroom 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-bedroom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (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
Apartment, up to 5 units	1997 LUC	Not allowed	NA	NA	NA
	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
Apartment, up to 6	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)
	Adopted changes October 2023	Not allowed	NA	NA	NA
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					

Neighborhood Conservation, Medium Density (NCM), 40 – 99 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
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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 ²	2 stories	1 parking space
	Adopted changes October 2023		Up to 2,400 feet ²	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 ²	House: 2 stories Garage: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	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 ² Each accessory building may be up to 600 ft ²	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. 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		All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings:	1 parking space

				- 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: <i>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>					
Single-family detached House + detached Accessory Dwelling Unit (ADU)	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 ² 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 All other accessory buildings: 600 ft ² 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	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

				<p>All other accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	
Single-family detached House + attached Accessory Dwelling Unit (ADU)	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		<p>House: up to 2,400 square feet</p> <p>ADU: up to 45% of the house (or the entire area of a basement)</p> <p>All accessory buildings: 600 ft² max</p>	<p>Primary structure: 2 stories</p> <p>All accessory buildings:</p> <p>Building height – 20 feet.</p> <p>Wall height – 13 feet</p>	1 parking space
	Adopted changes October 2023		<p>House: up to 2,400 square feet</p> <p>ADU: up to 45% of the house (or the entire area of a basement)</p> <p>All accessory buildings: 600 ft² max</p>	<p>Primary structure: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>All accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	<p>1 parking space + 1 parking space for ADU = 2 parking spaces in total</p> <p>Allow 1 tandem parking space to count towards off-street parking requirements</p>
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required

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

			never more than 1,000 square feet All accessory buildings: 600 ft ² max	feet. Wall height – 13 feet Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	4+-bedroom units: 6
	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 ² 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-bedroom 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: <i>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>					
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 ² 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 ² 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
Rowhouse, 4 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 ² 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	Up to 70% of the lot area All accessory buildings: 600 ft ² 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.
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
Apartment, up to 3 units	1997 LUC		Up to 40% of the lot area	2 stories	PER UNIT: 1-bedroom units: 1.5 2-bedroom 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-bedroom 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-bedroom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)

				<p>All accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	
Apartment, up to 4 units	1997 LUC		Up to 40% of the lot area	2 stories	<p>PER UNIT:</p> <p>1-bedroom units: 1.5</p> <p>2-bedroom units: 1.75</p> <p>3-bedroom units: 2</p> <p>4+-bedroom units: 3</p> <p>(So, between 6 and 12 in total)</p>
	Repealed 2022 code		Up to 70% of the lot area	<p>2 stories</p> <p>Accessory buildings (garage, shed):</p> <p>Building height – 20 feet. Wall height – 13 feet</p>	<p>PER UNIT:</p> <p>1-bedroom units: 1</p> <p>2-bedroom units: 1.5</p> <p>3-bedroom units: 2</p> <p>4+-bedroom units: 3</p> <p>(So, between 4 and 12 in total)</p>
	Adopted changes October 2023		Up to 85% of the lot area	<p>28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>All accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	<p>PER UNIT:</p> <p>1-bedroom units: 1</p> <p>2-bedroom units: 1.5</p> <p>3-bedroom units: 2</p> <p>4+-bedroom units: 3</p> <p>(So, between 4 and 12 in total)</p>

Apartment, up to 5 units	1997 LUC	Not allowed	NA	NA	NA
	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-bedroom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 5 and 15 in total)
Apartment, up to 6	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-bedroom 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
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-bedroom units: 1 3-bedroom units: 1.25 4+-bedroom units: 1.5 (So, between 5 and 9 in total)
	Adopted changes October 2023	Must meet BOTH requirements:	Up to 85% of the lot area	28 feet. May exceed 28' in some cases	PER UNIT: 1-bedroom units: 1

		<ul style="list-style-type: none"> - Converts and integrates an existing structure - At least 1 unit is deed-restricted for 60 years 		<p>by the height required to raise the building to comply with floodplain regulations.</p> <p>All accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	<p>2-bedroom units: 1.5</p> <p>3-bedroom units: 2</p> <p>4+-bedroom units: 3</p> <p>(So, between 6 and 12 in total)</p>
<p>Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code:</p> <p><i>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></p>					

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: <i>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>					
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 ²	2 stories	1 parking space
	Adopted changes October 2023		Up to 2,400 feet ²	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 ²	House: 2 stories Garage: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	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 ² Each accessory building may be up to 600 ft ²	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. 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		All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings:	1 parking space

				- 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: <i>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>					
Single-family detached House + detached Accessory Dwelling Unit (ADU)	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 ² 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 All other accessory buildings: 600 ft ² 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	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	
Single-family detached House + attached Accessory Dwelling Unit (ADU)	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 ² 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) All accessory buildings: 600 ft ² 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: <i>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>					
Duplex	1997 LUC		All buildings, in total: up to 40% of the lot area All accessory buildings: 600 ft ² max	2 stories	1-bedroom units: 3 2-bedroom 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 ² max	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6
	Adopted changes October 2023		Up to 40% of the lot area All accessory buildings: 600 ft ² 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-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Duplex + detached ADU	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but	Duplex: 2 stories Detached ADU: Building height – 24	ADU: none Duplex: 1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4

			never more than 1,000 square feet All accessory buildings: 600 ft ² max	feet. Wall height – 13 feet Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	4+-bedroom units: 6
	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 ² 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-bedroom 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: <i>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>					
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 ² 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 ² 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
Rowhouse, 4 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 ² 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	Up to 70% of the lot area All accessory buildings: 600 ft ² 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.
Rowhouse, 5 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 ² max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 0.75 2-bedroom 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 ² 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-bedroom 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: <i>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>					

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 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)
Apartment, up to 5 units	1997 LUC	Not allowed	NA	NA	NA
	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	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	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3

				<p>with floodplain regulations.</p> <p>All accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	(So, between 5 and 15 in total)
Apartment, up to 6	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	<p>PER UNIT:</p> <p>1-bedroom units: 0.75</p> <p>2-bedrrom units: 1</p> <p>3-bedroom units: 1.25</p> <p>4+-bedroom units: 1.5</p> <p>(So, between 5 and 9 in total)</p>
	Adopted changes October 2023	<p>Must meet BOTH requirements:</p> <ul style="list-style-type: none"> - Converts and integrates an existing structure - At least 1 unit is deed-restricted for 60 years 	Up to 85% of the lot area	<p>28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>All accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	<p>PER UNIT:</p> <p>1-bedroom units: 1</p> <p>2-bedrrom units: 1.5</p> <p>3-bedroom units: 2</p> <p>4+-bedroom units: 3</p> <p>(So, between 6 and 12 in total)</p>

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
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
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 ²	2 stories	1 parking space
	Adopted changes October 2023		Up to 2,400 feet ²	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 ²	House: 2 stories Garage: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	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 ² Each accessory building may be up to 600 ft ²	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. 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		All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings:	1 parking space

				- 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: <i>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>					
Single-family detached House + detached Accessory Dwelling Unit (ADU)	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 ² 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 All other accessory buildings: 600 ft ² 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	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	
Single-family detached House + attached Accessory Dwelling Unit (ADU)	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 ² 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) All accessory buildings: 600 ft ² 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: <i>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>					
Duplex	1997 LUC		All buildings, in total: up to 40% of the lot area All accessory buildings: 600 ft ² max	2 stories	1-bedroom units: 3 2-bedroom 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 ² max	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6
	Adopted changes October 2023		Up to 40% of the lot area All accessory buildings: 600 ft ² 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-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Duplex + detached ADU	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but	Duplex: 2 stories Detached ADU: Building height – 24	ADU: none Duplex: 1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4

			never more than 1,000 square feet All accessory buildings: 600 ft ² max	feet. Wall height – 13 feet Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	4+-bedroom units: 6
	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 ² 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-bedroom 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: <i>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>					
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 ² max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedroom 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 ² 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-bedroom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
Rowhouse, 4 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 ² max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 0.75 2-bedroom 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 ² 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-bedroom 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.
Rowhouse, 5 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 ² max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 0.75 2-bedroom 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 ² 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-bedroom 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: <i>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>					

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 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-bedroom 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-bedroom 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	Not allowed	NA	NA	NA
	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-bedroom 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 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	PER UNIT: 1-bedroom units: 1 2-bedroom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3

				<p>with floodplain regulations.</p> <p>All accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	(So, between 5 and 15 in total)
Apartment, up to 6	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	<p>PER UNIT:</p> <p>1-bedroom units: 0.75</p> <p>2-bedrrom units: 1</p> <p>3-bedroom units: 1.25</p> <p>4+-bedroom units: 1.5</p> <p>(So, between 5 and 9 in total)</p>
	Adopted changes October 2023	<p>Must meet BOTH requirements:</p> <ul style="list-style-type: none"> - Converts and integrates an existing structure - At least 1 unit is deed-restricted for 60 years 	Up to 85% of the lot area	<p>28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>All accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	<p>PER UNIT:</p> <p>1-bedroom units: 1</p> <p>2-bedrrom units: 1.5</p> <p>3-bedroom units: 2</p> <p>4+-bedroom units: 3</p> <p>(So, between 6 and 12 in total)</p>

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

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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
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
Single-family detached house	1997 LUC		Up to 40% of the lot area	2 stories	1 parking space
	Repealed 2022 code		Up to 2,400 feet ²	2 stories	1 parking space
	Adopted changes October 2023		Up to 2,400 feet ²	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 ²	House: 2 stories Garage: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	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 ²	House: 28 feet. May exceed 28' in some cases by the height	1 parking space

			Each accessory building may be up to 600 ft ²	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		All structures, in total: Up to 40% of the lot area Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less	1 parking space

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: <i>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>					
Single-family detached House + detached Accessory Dwelling Unit (ADU)	1997 LUC		All structures, in total: Up to 35% of the lot area Carriage house: 1,000 ft ² , with a footprint of up to 600 ft ² All other accessory buildings: 600 ft ² 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
	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 ² 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

			<p>All other accessory buildings: 600 ft² max</p>	<p>Detached ADU: - Building: 24 feet, or as tall as the primary building, whichever is less - Wall: 13 feet</p> <p>All other accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet</p>	count towards off-street parking requirements
Single-family detached House + attached Accessory Dwelling Unit (ADU)	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		<p>House: up to 2,400 square feet</p> <p>ADU: up to 45% of the house (or the entire area of a basement)</p> <p>All accessory buildings: 600 ft² max</p>	<p>Primary structure: 2 stories</p> <p>All accessory buildings: Building height – 20 feet. Wall height – 13 feet</p>	1 parking space
	Adopted changes October 2023		<p>House: up to 2,400 square feet</p> <p>ADU: up to 45% of the house (or the entire area of a basement)</p> <p>All accessory buildings: 600 ft² max</p>	<p>Primary structure: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>All accessory buildings: - Building: 20 feet, or as tall as the</p>	<p>1 parking space + 1 parking space for ADU = 2 parking spaces in total</p> <p>Allow 1 tandem parking space to count towards off-street parking requirements</p>

				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: <i>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>					
Duplex	1997 LUC		All buildings, in total: up to 40% of the lot area All accessory buildings: 600 ft ² max	2 stories	1-bedroom units: 3 2-bedroom 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 ² max	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6
	Adopted changes October 2023		Up to 40% of the lot area All accessory buildings: 600 ft ² 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-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6

Duplex + detached ADU	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		<p>Duplex: Up to 40% of the lot area</p> <p>ADU: proportional to the duplex, but never more than 1,000 square feet</p> <p>All accessory buildings: 600 ft² max</p>	<p>Duplex: 2 stories</p> <p>Detached ADU: Building height – 24 feet. Wall height – 13 feet</p> <p>Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet</p>	<p>ADU: none</p> <p>Duplex:</p> <p>1-bedroom units: 2</p> <p>2-bedroom units: 3</p> <p>3-bedroom units: 4</p> <p>4+-bedroom units: 6</p>
	Adopted changes October 2023		<p>Duplex: Up to 40% of the lot area</p> <p>ADU: proportional to the duplex, but never more than 1,000 square feet</p> <p>All accessory buildings: 600 ft² max</p>	<p>Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>Detached ADU:</p> <ul style="list-style-type: none"> - Building: 24 feet, or as tall as the primary building, whichever is less - Wall: 13 feet <p>All accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	<p>ADU: 1 +</p> <p>Duplex:</p> <p>1-bedroom units: 2</p> <p>2-bedroom units: 3</p> <p>3-bedroom units: 4</p> <p>4+-bedroom units: 6</p>
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required

Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
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 ² max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedroom 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 ² 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-bedroom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
Rowhouse, 4 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 ² max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 0.75 2-bedroom 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-bedroom 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 ² 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.
Rowhouse, 5 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 ² 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 ² 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: <i>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>					
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 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)
Apartment, up to 5 units	1997 LUC	Not allowed	NA	NA	NA
	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	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		<p>required to raise the building to comply with floodplain regulations.</p> <p>All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet</p>	<p>3-bedroom units: 2 4+-bedroom units: 3</p> <p>(So, between 5 and 15 in total)</p>
Apartment, up to 6	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	<p>PER UNIT:</p> <p>1-bedroom units: 0.75 2-bedrrom units: 1 3-bedroom units: 1.25 4+-bedroom units: 1.5</p> <p>(So, between 5 and 9 in total)</p>
	Adopted changes October 2023	<p>Must meet BOTH requirements:</p> <ul style="list-style-type: none"> - Converts and integrates an existing structure - At least 1 unit is deed-restricted for 60 years 	Up to 85% of the lot area	<p>28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less</p>	<p>PER UNIT:</p> <p>1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3</p> <p>(So, between 6 and 12 in total)</p>

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

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: <i>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>					
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 ² Each accessory	2 stories	1 parking space

		feet for a single-family or two-family dwelling.	building may be up to 600 ft ² . For a new house: No new house could have been built on this property.		
	Adopted changes October 2023	*This lot 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 ² Each accessory building may be up to 600 ft ² . For a new house: No new house will be allowed to be built on this property.	28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	1 parking space
Single-family detached house + garage	1997 LUC	*This lot is non-conforming. The minimum lot size in the 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 ² For a new house: no new structures can be built on this property.	House: 2 stories Garage: 1.5 stories	1 parking space
	Repealed 2022 code	*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.	<p>up to 2,400 feet² Each accessory building may be up to 600 ft²</p> <p>For a new house: no new structure would have been allowed to be built on this property.</p>	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.	<p>For an existing house: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building may be up to 600 ft²</p> <p>For a new house: no new structures can be built on this property.</p>	<p>House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet</p>	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.	<p>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.</p> <p>For a new house: No new house will</p>	<p>House: 2 stories</p> <p>All accessory buildings: 1.5 stories</p>	1 parking space

			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.	For an existing house: All structures, in total: A 25% expansion, for up to 40% of the lot area in total. Each accessory building may be up to 600 ft ² For a new house: no new structures can be built on this property.	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023	*This lot 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 ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
Duplex + garage + shed	1997 LUC	*This lot is non-conforming. The minimum lot size in	For an existing duplex:	Duplex: 2 stories	1-bedroom units: 3 2-bedroom units: 4 3-bedroom units: 4

		the NCL Zone District is 5,000 square feet for a single-family or two-family dwelling.	<p>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.</p> <p>For a new duplex: No new structure will be allowed to be built on this property.</p>	All accessory buildings: 1.5 stories	4+-bedroom units: 6
	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.	<p>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 ft²</p> <p>For a new duplex: no new structures can be built on this property.</p>	<p>Duplex: 2 stories</p> <p>All accessory buildings: Building height – 20 feet. Wall height – 13 feet</p>	<p>1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6</p>
	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	<p>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 ft²</p>	<p>Duplex: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>All accessory buildings:</p>	<p>1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6</p>

		the NCM Zone District is 40 feet.	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.

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

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

		<p>minimum lot size in the NCM Zone District would have been 4,500 square feet for a single-family or two-family dwelling.</p>	<p>existing floor area, up to 2,400 feet² Each accessory building may be up to 600 ft².</p> <p>For a new house: No new house could have been built on this property.</p>		
	Adopted changes October 2023	<p>*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.</p>	<p>For an existing house: A 25% expansion of existing floor area, up to 2,400 feet² Each accessory building may be up to 600 ft².</p> <p>For a new house: No new house will be allowed to be built on this property.</p>	<p>28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p>	1 parking space
Single-family detached house + garage	1997 LUC	<p>*This lot is non-conforming. The minimum lot size in the NCM Zone District is 5,000 square feet for a single-family or two-family dwelling.</p>	<p>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 ft²</p> <p>For a new house: no new structures can</p>	<p>House: 2 stories Garage: 1.5 stories</p>	1 parking space

			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 ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 2 stories Garage: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023	*This lot 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 ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. Garage: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space
Single-family detached house + garage + shed	1997 LUC	*This lot is non-conforming. The minimum lot size in the 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 ft ² in total.	House: 2 stories All accessory buildings: 1.5 stories	1 parking space

		single-family or two-family dwelling.	Each accessory building may be up to 600 ft ² For a new house: no new structures can be built on this property.		
	Repealed 2022 code	*This lot 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 ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023	*This lot 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 ² . Each accessory building may be up to 600 ft ² For a new house: no new structure would have been allowed to be built on this property.	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	1 parking space

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	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.	<p>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.</p> <p>For a new duplex: No new structure will be allowed to be built on this property.</p>	<p>Duplex: 2 stories</p> <p>All accessory buildings: 1.5 stories</p>	<p>1-bedroom units: 3 2-bedroom units: 4 3-bedroom units: 4 4+-bedroom units: 6</p>
	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.	<p>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 ft²</p> <p>For a new duplex: no new structures can be built on this property.</p>	<p>Duplex: 2 stories</p> <p>All accessory buildings: Building height – 20 feet. Wall height – 13 feet</p>	<p>1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6</p>
	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	<p>1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6</p>

		<p>feet for a single-family or two-family dwelling. The minimum lot width in the NCM Zone District is 40 feet.</p>	<p>total. Each accessory building may be up to 600 ft²</p> <p>For a new duplex: no new structures can be built on this property.</p>	<p>with floodplain regulations.</p> <p>All accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	
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Neighborhood Conservation, Medium Density (NCM), 100 or more feet wide, between 4,500 square feet and 4,999 square feet

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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 ft ² 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 ²	2 stories	1 parking space
	Adopted changes October 2023		Up to 2,400 feet ²	28 feet. May exceed 28' in some cases by the height required to raise the building to comply	1 parking space

				with floodplain regulations.	
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 ft ² in total. Each accessory building may be up to 600 ft ² For a new house: no new structures can be built on this property.	House: 2 stories Garage: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	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 ² Each accessory building may be up to 600 ft ²	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. 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 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 ft ² in total. Each accessory building may be up to 600 ft ² For a new house: no new structures can be built on this property.	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. 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
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
Single-family detached House + detached Accessory Dwelling Unit (ADU)	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 ² 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 All other accessory buildings: 600 ft ² 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: - Building: 20 feet, or as tall as the primary building, whichever is less	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	
Single-family detached House + attached Accessory Dwelling Unit (ADU)	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 ² 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) All accessory buildings: 600 ft ² 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: <i>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>					
Duplex	1997 LUC	For an existing duplex: All structures in total: A 25% expansion of existing floor area, up	Duplex: 2 stories All accessory buildings: 1.5 stories	1-bedroom units: 3 2-bedroom units: 4 3-bedroom units: 4 4+-bedroom units: 6	NA

		40% of the lot area in total. Each accessory building may be up to 600 ft ² . 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 ² max	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6
	Adopted changes October 2023		Up to 40% of the lot area All accessory buildings: 600 ft ² 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-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Duplex + detached ADU	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but	Duplex: 2 stories Detached ADU: Building height – 24	ADU: none Duplex: 1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4

			never more than 1,000 square feet All accessory buildings: 600 ft ² max	feet. Wall height – 13 feet Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	4+-bedroom units: 6
	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 ² 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-bedroom 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: <i>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>					
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 ² max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedroom 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 ² 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-bedroom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
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 ft ² .	Apartment: 2 stories All accessory buildings: 1.5 stories	1-bedroom units: 3 2-bedroom units: 4 3-bedroom units: 4 4+-bedroom units: 6

Apartment, up to 4 units			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-bedroom 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-bedroom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)
	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 ft ² .	Apartment: 2 stories All accessory buildings: 1.5 stories	1-bedroom units: 3 2-bedroom 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 proposed to be 6,000 square feet for 4+ unit apartment buildings.	No additional built space could be added to this lot.	NA	NA
Apartment, up to 5 units	1997 LUC	Not allowed	NA	NA	NA
	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
Apartment, up to 6	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

		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: <i>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>					

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: <i>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>					
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 ²	2 stories	1 parking space
	Adopted changes October 2023		Up to 2,400 feet ²	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 ²	House: 2 stories Garage: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet ²	House: 2 stories Garage: Building height – 20 feet.	1 parking space

			Each accessory building may be up to 600 ft ²	Wall height – 13 feet	
	Adopted changes October 2023		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. 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		All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.	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: <i>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>					
Single-family detached House + detached Accessory Dwelling Unit (ADU)	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 ² 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 All other accessory buildings: 600 ft ² 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	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

				<p>- Wall: 13 feet</p> <p>All other accessory buildings:</p> <p>- Building: 20 feet, or as tall as the primary building, whichever is less</p> <p>- Wall: 13 feet</p>	
Single-family detached House + attached Accessory Dwelling Unit (ADU)	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		<p>House: up to 2,400 square feet</p> <p>ADU: up to 45% of the house (or the entire area of a basement)</p> <p>All accessory buildings: 600 ft² max</p>	<p>Primary structure: 2 stories</p> <p>All accessory buildings:</p> <p>Building height – 20 feet.</p> <p>Wall height – 13 feet</p>	1 parking space
	Adopted changes October 2023		<p>House: up to 2,400 square feet</p> <p>ADU: up to 45% of the house (or the entire area of a basement)</p> <p>All accessory buildings: 600 ft² max</p>	<p>Primary structure: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>All accessory buildings:</p> <p>- Building: 20 feet, or as tall as the primary building, whichever is less</p> <p>- Wall: 13 feet</p>	<p>1 parking space + 1 parking space for ADU = 2 parking spaces in total</p> <p>Allow 1 tandem parking space to count towards off-street parking requirements</p>

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

			<p>ADU: proportional to the duplex, but never more than 1,000 square feet</p> <p>All accessory buildings: 600 ft² max</p>	<p>Detached ADU: Building height – 24 feet. Wall height – 13 feet</p> <p>Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet</p>	<p>1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6</p>
	Adopted changes October 2023		<p>Duplex: Up to 40% of the lot area</p> <p>ADU: proportional to the duplex, but never more than 1,000 square feet</p> <p>All accessory buildings: 600 ft² max</p>	<p>Primary building: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>Detached ADU: - Building: 24 feet, or as tall as the primary building, whichever is less - Wall: 13 feet</p> <p>All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet</p>	<p>ADU: 1 + Duplex: 1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6</p>
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
<p>Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i></p>					
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 ² max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedroom 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 ² 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-bedroom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
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 ft ² .	Apartment: 2 stories All accessory buildings: 1.5 stories	1-bedroom units: 3 2-bedroom units: 4 3-bedroom units: 4 4+-bedroom units: 6

Apartment, up to 4 units			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-bedroom 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-bedroom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)
	1997 LUC	*This lot is non-conforming. The minimum lot size in the NCM Zone District is 6,000 ft ² 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 ft ² .	Apartment: 2 stories All accessory buildings: 1.5 stories	1-bedroom units: 3 2-bedroom 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-bedroom 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 ² for 4+ unit apartment buildings.	No additional built space could be added to this lot.	NA	NA
Apartment, up to 5 units	1997 LUC	Not allowed	NA	NA	NA
	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-bedroom 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	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-bedroom 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: <i>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>					

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.

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

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
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 ²	2 stories	1 parking space
	Adopted changes October 2023		Up to 2,400 feet ²	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 ²	House: 2 stories Garage: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	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 ² Each accessory building may be up to 600 ft ²	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. 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		All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings:	1 parking space

				- 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: <i>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>					
Single-family detached House + detached Accessory Dwelling Unit (ADU)	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 ² 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 All other accessory buildings: 600 ft ² 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	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	
Single-family detached House + attached Accessory Dwelling Unit (ADU)	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 ² 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) All accessory buildings: 600 ft ² 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: <i>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>					
Duplex	1997 LUC		All buildings, in total: up to 40% of the lot area All accessory buildings: 600 ft ² max	2 stories	1-bedroom units: 3 2-bedroom 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 ² max	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6
	Adopted changes October 2023		Up to 40% of the lot area All accessory buildings: 600 ft ² 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-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Duplex + detached ADU	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but	Duplex: 2 stories Detached ADU: Building height – 24	ADU: none Duplex: 1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4

			never more than 1,000 square feet All accessory buildings: 600 ft ² max	feet. Wall height – 13 feet Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	4+-bedroom units: 6
	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 ² 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-bedroom 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: <i>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>					
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 ² max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedroom 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 ² 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-bedroom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
Rowhouse, 4 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 ² max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 0.75 2-bedroom 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 ² 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-bedroom 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.
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
Apartment, up to 3 units	1997 LUC		Up to 40% of the lot area	2 stories	PER UNIT: 1-bedroom units: 1.5 2-bedroom 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-bedroom 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-bedroom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)

				<p>All accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	
Apartment, up to 4 units	1997 LUC		Up to 40% of the lot area	2 stories	<p>PER UNIT:</p> <p>1-bedroom units: 1.5</p> <p>2-bedroom units: 1.75</p> <p>3-bedroom units: 2</p> <p>4+-bedroom units: 3</p> <p>(So, between 6 and 12 in total)</p>
	Repealed 2022 code		Up to 70% of the lot area	<p>2 stories</p> <p>Accessory buildings (garage, shed):</p> <p>Building height – 20 feet. Wall height – 13 feet</p>	<p>PER UNIT:</p> <p>1-bedroom units: 1</p> <p>2-bedroom units: 1.5</p> <p>3-bedroom units: 2</p> <p>4+-bedroom units: 3</p> <p>(So, between 4 and 12 in total)</p>
	Adopted changes October 2023		Up to 85% of the lot area	<p>28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>All accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	<p>PER UNIT:</p> <p>1-bedroom units: 1</p> <p>2-bedroom units: 1.5</p> <p>3-bedroom units: 2</p> <p>4+-bedroom units: 3</p> <p>(So, between 4 and 12 in total)</p>

Apartment, up to 5 units	1997 LUC	Not allowed	NA	NA	NA
	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-bedroom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 5 and 15 in total)
Apartment, up to 6	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-bedroom 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
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-bedroom units: 1 3-bedroom units: 1.25 4+-bedroom units: 1.5 (So, between 5 and 9 in total)
	Adopted changes October 2023	Must meet BOTH requirements:	Up to 85% of the lot area	28 feet. May exceed 28' in some cases	PER UNIT: 1-bedroom units: 1

		<ul style="list-style-type: none"> - Converts and integrates an existing structure - At least 1 unit is deed-restricted for 60 years 		<p>by the height required to raise the building to comply with floodplain regulations.</p> <p>All accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	<p>2-bedroom units: 1.5</p> <p>3-bedroom units: 2</p> <p>4+-bedroom units: 3</p> <p>(So, between 6 and 12 in total)</p>
<p>Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code:</p> <p><i>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></p>					

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.

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

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
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 ²	2 stories	1 parking space
	Adopted changes October 2023		Up to 2,400 feet ²	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 ²	House: 2 stories Garage: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	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 ² Each accessory building may be up to 600 ft ²	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. 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		All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings:	1 parking space

				- 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: <i>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>					
Single-family detached House + detached Accessory Dwelling Unit (ADU)	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 ² 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 All other accessory buildings: 600 ft ² 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	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	
Single-family detached House + attached Accessory Dwelling Unit (ADU)	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 ² 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) All accessory buildings: 600 ft ² 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: <i>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>					
Duplex	1997 LUC		All buildings, in total: up to 40% of the lot area All accessory buildings: 600 ft ² max	2 stories	1-bedroom units: 3 2-bedroom 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 ² max	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6
	Adopted changes October 2023		Up to 40% of the lot area All accessory buildings: 600 ft ² 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-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6
Duplex + detached ADU	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		Duplex: Up to 40% of the lot area ADU: proportional to the duplex, but	Duplex: 2 stories Detached ADU: Building height – 24	ADU: none Duplex: 1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4

			never more than 1,000 square feet All accessory buildings: 600 ft ² max	feet. Wall height – 13 feet Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	4+-bedroom units: 6
	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 ² 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-bedroom 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: <i>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>					
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 ² max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedroom 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 ² 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-bedroom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
Rowhouse, 4 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 ² max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 0.75 2-bedroom 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 ² 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-bedroom 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.
Rowhouse, 5 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 ² max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 0.75 2-bedroom 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 ² 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-bedroom 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: <i>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>					

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 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)
Apartment, up to 5 units	1997 LUC	Not allowed	NA	NA	NA
	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	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	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3

				<p>with floodplain regulations.</p> <p>All accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	(So, between 5 and 15 in total)
Apartment, up to 6	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	<p>PER UNIT:</p> <p>1-bedroom units: 0.75</p> <p>2-bedrrom units: 1</p> <p>3-bedroom units: 1.25</p> <p>4+-bedroom units: 1.5</p> <p>(So, between 5 and 9 in total)</p>
	Adopted changes October 2023	<p>Must meet BOTH requirements:</p> <ul style="list-style-type: none"> - Converts and integrates an existing structure - At least 1 unit is deed-restricted for 60 years 	Up to 85% of the lot area	<p>28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>All accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	<p>PER UNIT:</p> <p>1-bedroom units: 1</p> <p>2-bedrrom units: 1.5</p> <p>3-bedroom units: 2</p> <p>4+-bedroom units: 3</p> <p>(So, between 6 and 12 in total)</p>

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

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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.

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

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
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 ²	2 stories	1 parking space
	Adopted changes October 2023		Up to 2,400 feet ²	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 ²	House: 2 stories Garage: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	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 ² Each accessory building may be up to 600 ft ²	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. 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		All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings:	1 parking space

				- 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: <i>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>					
Single-family detached House + detached Accessory Dwelling Unit (ADU)	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 ² 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 All other accessory buildings: 600 ft ² 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	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

				<p>All other accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	
Single-family detached House + attached Accessory Dwelling Unit (ADU)	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		<p>House: up to 2,400 square feet</p> <p>ADU: up to 45% of the house (or the entire area of a basement)</p> <p>All accessory buildings: 600 ft² max</p>	<p>Primary structure: 2 stories</p> <p>All accessory buildings:</p> <p>Building height – 20 feet.</p> <p>Wall height – 13 feet</p>	1 parking space
	Adopted changes October 2023		<p>House: up to 2,400 square feet</p> <p>ADU: up to 45% of the house (or the entire area of a basement)</p> <p>All accessory buildings: 600 ft² max</p>	<p>Primary structure: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>All accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	<p>1 parking space + 1 parking space for ADU = 2 parking spaces in total</p> <p>Allow 1 tandem parking space to count towards off-street parking requirements</p>
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required

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

			never more than 1,000 square feet All accessory buildings: 600 ft ² max	feet. Wall height – 13 feet Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	4+-bedroom units: 6
	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 ² 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-bedroom 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: <i>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>					
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 ² 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 ² 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
Rowhouse, 4 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 ² 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	Up to 70% of the lot area All accessory buildings: 600 ft ² 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.
Rowhouse, 5 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 ² max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 0.75 2-bedroom 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 ² 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-bedroom 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: <i>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>					

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 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)
Apartment, up to 5 units	1997 LUC	Not allowed	NA	NA	NA
	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	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	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3

				<p>with floodplain regulations.</p> <p>All accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	(So, between 5 and 15 in total)
Apartment, up to 6	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	<p>PER UNIT:</p> <p>1-bedroom units: 0.75</p> <p>2-bedrrom units: 1</p> <p>3-bedroom units: 1.25</p> <p>4+-bedroom units: 1.5</p> <p>(So, between 5 and 9 in total)</p>
	Adopted changes October 2023	<p>Must meet BOTH requirements:</p> <ul style="list-style-type: none"> - Converts and integrates an existing structure - At least 1 unit is deed-restricted for 60 years 	Up to 85% of the lot area	<p>28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p> <p>All accessory buildings:</p> <ul style="list-style-type: none"> - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet 	<p>PER UNIT:</p> <p>1-bedroom units: 1</p> <p>2-bedrrom units: 1.5</p> <p>3-bedroom units: 2</p> <p>4+-bedroom units: 3</p> <p>(So, between 6 and 12 in total)</p>

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
Cottage Court	1997 LUC	Not allowed	NA	NA	NA
	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 ft ² per unit, on average	32 feet / 2 stories	PER UNIT: 1-bedroom units: 1 2-bedroom 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 ² 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 ft ² per unit, on average	32 feet	PER UNIT: 1-bedroom units: 1 2-bedroom 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.

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

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
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 ²	2 stories	1 parking space
	Adopted changes October 2023		Up to 2,400 feet ²	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 ²	House: 2 stories Garage: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	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 ² Each accessory building may be up to 600 ft ²	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. 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		All structures, in total: Up to 25% of the lot area + 1,000 square feet Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: 1.5 stories	1 parking space
	Repealed 2022 code		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 2 stories All accessory buildings: Building height – 20 feet. Wall height – 13 feet	1 parking space
	Adopted changes October 2023		House: up to 2,400 feet ² Each accessory building may be up to 600 ft ²	House: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations. All accessory buildings:	1 parking space

				- 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: <i>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>					
Single-family detached House + detached Accessory Dwelling Unit (ADU)	1997 LUC		All structures, in total: Up to 35% of the lot area Carriage house: 1,000 ft ² , with a footprint of up to 600 ft ² All other accessory buildings: 600 ft ² 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
	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 ² 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	House: 28 feet. May exceed 28' in some cases by the height required to raise the	1 parking space + 1 parking space for ADU

			<p>ADU proportional to the house, but never more than 1,000 square feet</p> <p>All other accessory buildings: 600 ft² max</p>	<p>building to comply with floodplain regulations.</p> <p>Detached ADU: - Building: 24 feet, or as tall as the primary building, whichever is less - Wall: 13 feet</p> <p>All other accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet</p>	<p>= 2 parking spaces in total</p> <p>Allow 1 tandem parking space to count towards off-street parking requirements</p>
Single-family detached House + attached Accessory Dwelling Unit (ADU)	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		<p>House: up to 2,400 square feet</p> <p>ADU: up to 45% of the house (or the entire area of a basement)</p> <p>All accessory buildings: 600 ft² max</p>	<p>Primary structure: 2 stories</p> <p>All accessory buildings: Building height – 20 feet. Wall height – 13 feet</p>	1 parking space
	Adopted changes October 2023		<p>House: up to 2,400 square feet</p> <p>ADU: up to 45% of the house (or the entire area of a basement)</p>	<p>Primary structure: 28 feet. May exceed 28' in some cases by the height required to raise the building to comply with floodplain regulations.</p>	<p>1 parking space + 1 parking space for ADU = 2 parking spaces in total</p> <p>Allow 1 tandem parking space to count towards off-</p>

			All accessory buildings: 600 ft ² 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
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
Duplex	1997 LUC		All buildings, in total: up to 40% of the lot area All accessory buildings: 600 ft ² max	2 stories	1-bedroom units: 3 2-bedroom 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 ² max	Primary building: 2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	1-bedroom units: 2 2-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6
	Adopted changes October 2023		Up to 40% of the lot area All accessory buildings: 600 ft ² 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-bedroom 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	
Duplex + detached ADU	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 ² 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-bedroom units: 3 3-bedroom units: 4 4+-bedroom units: 6
	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 ² 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	ADU: 1 + Duplex: 1-bedroom units: 2 2-bedroom 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
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
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 ² max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 1 2-bedroom 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 ² 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-bedroom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3
Rowhouse, 4 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	Up to 70% of the lot area All accessory buildings: 600 ft ² max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 0.75 2-bedroom 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 ² 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-bedroom 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.
Rowhouse, 5 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 ² max	2 stories Accessory buildings (garage, shed): Building height – 20 feet. Wall height – 13 feet	PER UNIT: 1-bedroom units: 0.75 2-bedroom 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 ² 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-bedroom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 * reduced parking incentives for Affordable Housing do not apply in

				- 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
Please note: Backyard protections apply, would have applied, are proposed to apply in all versions of the code: <i>The allowable floor area on the rear half of a lot shall not exceed 33% of the area of the rear 50% of the lot</i>					
Apartment, up to 3 units	1997 LUC		Up to 40% of the lot area	2 stories	PER UNIT: 1-bedroom units: 1.5 2-bedroom 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-bedroom 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-bedroom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3 (So, between 3 and 9 in total)

				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	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)
Apartment, up to 5 units	1997 LUC	Not allowed	NA	NA	NA
	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)
Apartment, up to 6	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)
	Adopted changes October 2023	Must meet BOTH requirements: - 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	PER UNIT: 1-bedroom units: 1 2-bedrrom units: 1.5 3-bedroom units: 2 4+-bedroom units: 3

		- At least 1 unit is deed-restricted for 60 years		with floodplain regulations. All accessory buildings: - Building: 20 feet, or as tall as the primary building, whichever is less - Wall: 13 feet	(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: <i>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>					
Cottage Court	1997 LUC	Not allowed	NA	NA	NA
	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 ft ² per unit, on average	32 feet / 2 stories	PER UNIT: 1-bedroom units: 1 2-bedroom 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 ² of lot area per unit Minimum of 10 feet between units	1,200 – 1,500 ft ² per unit, on average	32 feet	PER UNIT: 1-bedroom units: 1 2-bedroom units: 1.5 3-bedroom units: 2 4+-bedroom units: 2.5

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