

Residential, Low Density Zone District (RL)

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- The repealed 2022 code, which City Council had adopted in November of 2022 and repealed in January of 2023.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of this guide, you will find a “quiz” that will give you a sense of what currently exists, what had been adopted/repealed, and what is currently being proposed for any property of a given size (lot width and lot area).

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Residential, Low Density Zone District (RL) 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Green text indicates changes between the repealed 2022 code and the Adopted changes October 2023

Housing type	1997 Land Use Code	Repealed 2022 code	Adopted changes October 2023
Single family detached house	<ul style="list-style-type: none"> - Allowed on lots exceeding 6,000 ft² - Max floor area up to 1/3 of the lot area. - 1 off-street parking required for wider lots. 2 off-street parking spaces required for narrower lots 	No change	No change
Single family detached house + Accessory dwelling unit	Not allowed	<ul style="list-style-type: none"> - Max floor area of house = 1/3 of the lot area. - 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"> - Max floor area of house = 1/3 of the lot area. -Max floor area of ADU: proportional to house, but never exceeds 1,000 ft² - Off-street parking for house same as above. Off-street parking for ADU = 1; tandem parking can count
Duplex	Not allowed	<ul style="list-style-type: none"> - Allowed ONLY on lots at least 100 feet wide - Max floor area = 3,000 ft² (1,500 ft² per unit) - Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4+br = 3 	Not allowed

Duplex + Accessory dwelling unit	Not allowed	<ul style="list-style-type: none"> - Allowed ONLY on lots at least 100 feet wide - Duplex max floor area = 3,000 ft² (1,500 ft² per unit); 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 	Not allowed
Rowhouse, 2-3 units	Not allowed	<ul style="list-style-type: none"> - 3rd unit required to be deed-restricted as Affordable Housing for 99 years. - Allowed ONLY on lots at least 100 feet wide - Max floor area = none - Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4+br = 3 	Not allowed
Apartment, triplex	Not allowed	<ul style="list-style-type: none"> - 3rd unit required to be deed-restricted as Affordable Housing for 99 years. - Allowed ONLY on lots at least 100 feet wide - Max floor area = none - Off-street parking by bedroom count per unit: 1br = 1; 2br = 1.5; 3br = 2; 4br = 3 	Not allowed
Cottage court	Not allowed	<ul style="list-style-type: none"> - Allowed on lots exceeding 9,000 ft² 	Not allowed

		<ul style="list-style-type: none"> - Allowed on lots at least 100 feet wide. - 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 	
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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
Less than 6,000 ft ²	Non-conforming; no additional dwelling units can be added to this lot - Accessory structures (shed, garage, etc.)	Non-conforming; no additional dwelling units could have been added to this lot - Accessory structures (shed, garage, etc.)	Non-conforming; no additional dwelling units will be allowed to be added to this lot - Accessory structures (shed, garage, etc.)
6,000 – 8,999 ft ² Lots less than 100 feet wide	- Single-family detached house (up to 1/3 of lot area) - Accessory structures (shed, garage, etc.)	- Single-family detached house (up to 1/3 of lot area) - Accessory dwelling unit with house (proportional to the house; never more than 1,000 ft ²)	- Single-family detached house (up to 1/3 of lot area) - Accessory dwelling unit (proportional to the house; never more than 1,000 ft ²) - Accessory structures (shed, garage, etc.)

		- Accessory structures (shed, garage, etc.)	
6,000 – 8,999 st2 Lot width 100 feet or greater	- Single-family detached house (up to 1/3 of lot area) - Accessory structures (shed, garage, etc.)	- Single-family detached house (up to 1/3 of lot area) - Duplex (up to 3,000 ft2 (1,500 ft2 per unit)) - Accessory dwelling unit with house or duplex (proportional to the house/duplex; never more than 1,000 ft2) - 3-unit apartment building (one unit deed-restricted Affordable Housing for 99 years) - 3-unit rowhouse (one unit deed-restricted Affordable Housing for 99 years) - Accessory structures (shed, garage, etc.)	- Single-family detached house (up to 1/3 of lot area) - Accessory dwelling unit (proportional to the house; never more than 1,000 ft2) - Accessory structures (shed, garage, etc.) - No duplex - No 3-unit apartment building - No 3-unit rowhouse - No Affordable Housing bonus incentives
9,000 ft2 or greater, Lot width less than 100 feet	- Single-family detached house (up to 1/3 of lot area) - Accessory structures (shed, garage, etc.)	- Single-family detached house (up to 1/3 of lot area) - Accessory dwelling unit with house (proportional to the house; never more than 1,000 ft2) - Accessory structures (shed, garage, etc.)	- Single-family detached house (up to 1/3 of lot area) - Accessory dwelling unit (proportional to the house; never more than 1,000 ft2) - Accessory structures (shed, garage, etc.)
9,000 ft2 or greater, Lot width 100 feet or greater	- Single-family detached house (up to 1/3 of lot area)	- Single-family detached house (up to 1/3 of lot area) - Duplex (up to 3,000 ft2 (1,500 ft2 per unit))	- Single-family detached house (up to 1/3 of lot area)

	- Accessory structures (shed, garage, etc.)	<ul style="list-style-type: none"> - Accessory dwelling unit with house or duplex (proportional to the house/duplex; never more than 1,000 ft²) - 3-unit apartment building (one unit deed-restricted Affordable Housing for 99 years) - 3-unit rowhouse (one unit deed-restricted Affordable Housing for 99 years) - Cottage court, as many units as can fit, given regulatory limits - Accessory structures (shed, garage, etc.) 	<ul style="list-style-type: none"> - Accessory dwelling unit (proportional to the house; never more than 1,000 ft²) - Accessory structures (shed, garage, etc.) - No duplex - No 3-unit apartment building - No 3-unit rowhouse - No cottage court - No Affordable Housing bonus incentives
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Building height

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

Building type	1997 Land Use Code	Repealed 2022 code	Adopted changes October 2023
Primary structure (house, duplex, triplex, apartment building, rowhouse, as applicable)	28 feet	28 feet	28 feet
Cottage court primary structures (cottages)	NA	28 feet	NA
Accessory dwelling unit	NA	28 feet/ 1.5 stories	28 feet/ 1.5 stories
Accessory buildings (shed, garage, etc.)	28 feet, or two feet less than the primary structure, whichever is less.	24 feet	24 feet



Last updated October 20, 2023

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	NA	NA	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	NA	NA
Duplex, multi-unit	NA	NA	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	NA	NA

Affordable Housing Rules and Incentives

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

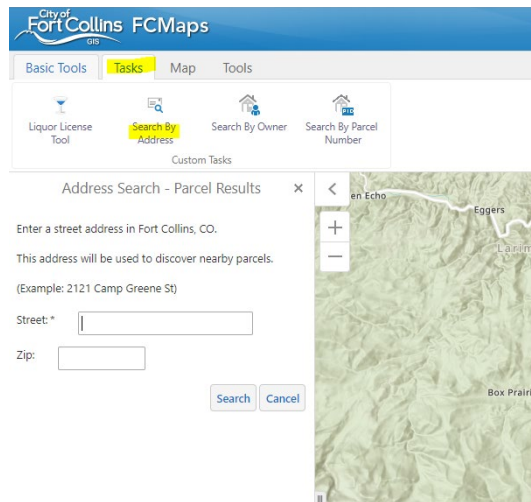
	1997 Land Use Code	Repealed 2022 code	Adopted changes October 2023
Housing density incentives	None	- Apartment buildings, 3 units on lots at least 100 feet wide	None

		- Rowhouses, 3 units on lots at least 100 feet wide			
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 RL ZONE
Projects that qualify as Affordable Housing	At least 10% of dwelling units in the area to be developed are deed-restricted as being reserved for individuals as follows for at least 20 years: Sale: Individuals earning 60% or less of Area Median Income Lease: Individuals earning 60% or less of Area Median Income	At least 10% of dwelling units in the area to be developed are deed-restricted as being reserved for individuals as follows for at least 99 years: Sale: Individuals earning 100% or less of Area Median Income Lease: Individuals earning 80% or less of Area Median Income	At least 10% of dwelling units in the area to be developed are deed-restricted as being reserved for individuals as follows for at least 60 years: Sale: Individuals earning 100% or less of Area Median Income Lease: Individuals earning 80% or less of Area Median Income		
Term of affordability	20 years	99 years	60 years		

Low Density Residential District (RL)

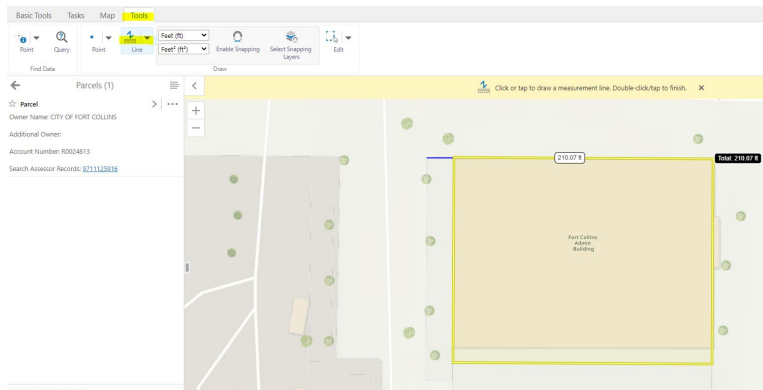
Next, we need to find out how wide your lot is [HERE](#).

To find out the width of your lot, select the 'TASKS' tab and enter your address in the box marked STREET.



To measure your approximate lot width:

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



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

[My property is 40 to 99 feet wide.](#)

[My property is 100 feet wide or wider.](#)

Low Density Residential (RL), fewer than 40 feet wide.

Next, find out how big your lot is [HERE](#).

- [My lot is less than 6,000 square feet.](#)
- [My lot is between 6,000 and 8,999 square feet.](#)
- [My lot is between 9,000 and 11,999 square feet.](#)
- [My lot is 12,000 square feet or larger.](#)

Low Density Residential (RL), 40 feet or fewer feet wide, less than 6,000 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
Single-family detached house	1997 LUC	*This lot's area and width are non-conforming. The minimum lot width in the RL is 60 feet and the minimum lot area is 6,000 square feet.	For an existing home, up to 1/3 the area of the property For a new house: No new house can be built on this property.	28 feet	2 parking spaces
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage	1997 LUC	*This lot's area and width are non-conforming. The minimum lot width in the RL is 60 feet and the minimum lot area is 6,000 square feet.	For the existing structures, up to 1/3 of the area of the property + up to 720 square feet bonus for garage space. Each	If attached, 28 feet. If detached, up to 2 feet taller than the house, or up to 28 feet, maximum.	2 parking spaces

			<p>accessory building may be up to 800 square feet.</p> <p>For a new house: No new house can be built on this property.</p>		
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage + shed	1997 LUC	*This lot's area and width are non-conforming. The minimum lot width in the RL is 60 feet and the minimum lot area is 6,000 square feet.	<p>For the existing structures, total area of house + ½ area of shed + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. Each accessory building may be up to 800 square feet.</p> <p>For a new house: No new house can be built on this property.</p>	If attached, 28 feet. If detached, up to 2 feet taller than the house, or up to 28 feet, maximum.	2 parking spaces
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			

Low Density Residential (RL), 40 feet or fewer feet wide, between 6,000 and 8,999 square feet.

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Single-family detached house + garage	1997 LUC	*This lot's area and width are non-conforming. The minimum lot width in the RL is 60 feet.	For the existing structures, up to 1/3 of the area of the property + up to 720 square feet bonus for garage space. Each accessory building	If attached, 28 feet. If detached, up to 2 feet taller than the house, or up to 28 feet, maximum.	2 parking spaces

			<p>may be up to 800 square feet.</p> <p>For a new house: No new house can be built on this property.</p>		
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage + shed	1997 LUC	*This lot's area and width are non-conforming. The minimum lot width in the RL is 60 feet.	<p>For the existing structures, total area of house + ½ area of shed + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. Each accessory building may be up to 800 square feet.</p> <p>For a new house: No new house can be built on this property.</p>	<p>If attached, 28 feet. If detached, up to 2 feet taller than the house, or up to 28 feet, maximum.</p>	2 parking spaces
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			

Low Density Residential (RL), 40 feet or fewer feet wide, between 9,000 and 11,999 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
Single-family detached house	1997 LUC	*This lot's area and width are non-conforming. The minimum lot width in the RL is 60 feet.	For an existing home, up to 1/3 the area of the property For a new house: No new house can be built on this property.	28 feet	2 parking spaces
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage	1997 LUC	*This lot's area and width non-conforming. The minimum lot width in the RL is 60 feet.	For the existing structures, up to 1/3 of the area of the property + up to 720 square feet bonus for garage space. Each	If attached, 28 feet. If detached, up to 2 feet taller than the house, or up	2 parking spaces

			<p>accessory building may be up to 800 square feet.</p> <p>For a new house: No new house can be built on this property.</p>	to 28 feet, maximum.	
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage + shed	1997 LUC	*This lot's area and width are non-conforming. The minimum lot width in the RL is 60 feet.	<p>For the existing structures, total area of house + ½ area of shed + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. Each accessory building may be up to 800 square feet.</p> <p>For a new house: No new house can be built on this property.</p>	<p>If attached, 28 feet. If detached, up to 2 feet taller than the house, or up to 28 feet, maximum.</p>	2 parking spaces
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			

Low Density Residential (RL), 40 feet or fewer feet wide, 12,000 square feet or larger.

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Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	1997 LUC	*This lot’s area and width are non-conforming. The minimum lot width in the RL is 60 feet.	For an existing home, up to 1/3 the area of the property For a new house: No new house can be built on this property.	28 feet	2 parking spaces
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage	1997 LUC	*This lot’s area and width are non-conforming. The minimum lot width in the RL is 60 feet.	For the existing structures, up to 1/3 of the area of the property + up to 720 square feet bonus for garage space. Each	If attached, 28 feet. If detached, up to 2 feet taller than the house, or up	2 parking spaces

			<p>accessory building may be up to 800 square feet.</p> <p>For a new house: No new house can be built on this property.</p>	<p>to 28 feet, maximum.</p>	
	Repealed 2022 code, July 2023 code	<p>There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District</p>			
Single-family detached house + garage + shed	1997 LUC	<p>*This lot's area and width non-conforming. The minimum lot width in the RL is 60 feet.</p>	<p>For the existing structures, total area of house + ½ area of shed + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. Each accessory building may be up to 800 square feet.</p> <p>For a new house: No new house can be built on this property.</p>	<p>If attached, 28 feet. If detached, up to 2 feet taller than the house, or up to 28 feet, maximum.</p>	<p>2 parking spaces</p>
	Repealed 2022 code, July 2023 code	<p>There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District</p>			

Low Density Residential (RL), 40-99 feet wide.

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- [My lot is between 9,000 and 11,999 square feet.](#)
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Low Density Residential (RL), 40 feet – 99 feet wide, less than 6,000 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
Single-family detached house	1997 LUC	*This lot’s area is non-conforming. The minimum lot area is 6,000 square feet.	For an existing home, up to 1/3 the area of the property For a new house: No new house can be built on this property.	28 feet	2 parking spaces
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage	1997 LUC	*This lot’s area is non-conforming. The minimum lot area is 6,000 square feet.	Up to 1/3 of the area of the property + up to 720 square feet bonus for garage space. Each accessory building may be up to 800 square feet.	If attached, 28 feet. If detached, up to 2 feet taller than the house, or up to 28 feet, maximum.	2 parking spaces

			For a new house: No new house can be built on this property.		
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage + shed	1997 LUC	*This lot's area is non-conforming. The minimum lot area is 6,000 square feet.	Total area of house + ½ area of shed + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. Each accessory building may be up to 800 square feet. For a new house: No new house can be built on this property.	If attached, 28 feet. If detached, up to 2 feet taller than the house, or up to 28 feet, maximum.	2 parking spaces
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage + detached ADU (+shed)	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	*This lot's area would have been non-conforming. The minimum lot area is 6,000 square feet.	No new dwelling unit could have been built on this property.	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum.	1 parking space

				Detached ADU: Up to 1.5 stories / 28 feet	
	July 2023 Proposal	*This lot's area would be non-conforming. The minimum lot area is 6,000 square feet.	No new dwelling unit could have been built on this property.	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum. Detached ADU: Up to 1 story when there is no alley Up to 1.5 stories / 28 feet when there is an alley	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
	1997 LUC	Not allowed	NA	NA	NA
Single-family detached House + attached Accessory Dwelling Unit (ADU)	Repealed code	*This lot's area would have been non- conforming. The minimum lot area is 6,000 square feet.	No new dwelling unit could have been built on this property	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum.	1 parking space
	July 2023 Proposal	*This lot's area would be non-conforming. The minimum lot	No new dwelling unit could have been built on this property	Primary building: 28 feet. Accessory buildings (garage,	1 parking space + 1 parking space for ADU

		area is 6,000 square feet.		shed): up to 2 feet taller than the primary house or up to 28 feet, maximum.	(= 2 parking spaces in total) Allow 1 tandem parking space to count towards off-street parking requirements
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Low Density Residential (RL), 40 feet – 99 feet wide, between 6,000 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
Single-family detached house	1997 LUC		Up to 1/3 the area of the property	28 feet	2 parking spaces
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage	1997 LUC		Up to 1/3 of the area of the property + up to 720 square feet bonus for garage space. Each accessory building may be up to 800 square feet.	If attached, 28 feet. If detached, up to 2 feet taller than the house, or up to 28 feet, maximum.	2 parking spaces
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage + shed	1997 LUC		Total area of house + 1/2 area of shed + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. Each accessory building may be up to 800 square feet.	If attached, 28 feet. If detached, up to 2 feet taller than the house, or up to 28 feet, maximum.	2 parking spaces
	Repealed 2022 code,	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			

	July 2023 code				
Single-family detached house + garage + detached ADU (+shed)	1997 LUC: not allowed		Not applicable	Not applicable	Not applicable
	Repealed 2022 code		Total area of house (+ ½ area of shed) + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. (Each accessory building may be up to 800 square feet.) + Detached ADU with an area based on the size of the main house, but never to exceed 1,000 square feet.	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum. Detached ADU: Up to 1.5 stories / 28 feet	1 parking space
	July 2023 Proposal		Total area of house (+ ½ area of shed) + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. (Each accessory building may be up to 800 square feet.) + Detached ADU with an area based on the size of the main house, but never to exceed 1,000 square feet.	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum. Detached ADU: Up to 1 story when there is no alley Up to 1.5 stories / 28 feet when there is an alley	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
	1997 LUC	Not allowed	NA	NA	NA

Single-family detached House + attached Accessory Dwelling Unit (ADU)	Repealed code		Total area of house (+ ½ area of shed) + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. (Each accessory building may be up to 800 square feet.) + Attached ADU up to 45% of the area of the primary house.	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum.	1 parking space
	July 2023 Proposal		Total area of house (+ ½ area of shed) + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. (Each accessory building may be up to 800 square feet.) + Attached ADU up to 45% of the area of the primary house.	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum.	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

Low Density Residential (RL), 40 feet – 99 feet wide, between 9,000 and 11,999 square feet.

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

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	1997 LUC		Up to 1/3 the area of the property	28 feet	1 parking space
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage	1997 LUC		Up to 1/3 of the area of the property + up to 720 square feet bonus for garage space. Each accessory building may be up to 800 square feet.	If attached, 28 feet. If detached, up to 2 feet taller than the house, or up to 28 feet, maximum.	1 parking space
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage + shed	1997 LUC		Total area of house + ½ area of shed + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. Each accessory building may be up to 800 square feet.	If attached, 28 feet. If detached, up to 2 feet taller than the house, or up to 28 feet, maximum.	1 parking space
	Repealed 2022 code,	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			

	July 2023 code				
Single-family detached house + garage + detached ADU (+shed)	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		Total area of house (+ ½ area of shed) + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. (Each accessory building may be up to 800 square feet.) + Detached ADU with an area based on the size of the main house, but never to exceed 1,000 square feet.	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum. Detached ADU: Up to 1.5 stories / 28 feet	1 parking space
	July 2023 Proposal		Total area of house (+ ½ area of shed) + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. (Each accessory building may be up to 800 square feet.) + Detached ADU with an area based on the size of the main house, but never to exceed 1,000 square feet.	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum. Detached ADU: Up to 1 story when there is no alley Up to 1.5 stories / 28 feet when there is an alley	1 parking space + 1 parking space for ADU (= 2 parking spaces in total) Allow 1 tandem parking space to count towards off-street parking requirements
Single-family detached House + attached Accessory Dwelling Unit (ADU)	1997 LUC	Not Allowed	NA	NA	NA
	Repealed code		Total area of house (+ ½ area of shed) + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. (Each accessory building may be up to 800 square feet.)	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum.	1 parking space

			+ Attached ADU up to 45% of the area of the primary house.		
	July 2023 Proposal		Total area of house (+ ½ area of shed) + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. (Each accessory building may be up to 800 square feet.) + Attached ADU up to 45% of the area of the primary house.	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum.	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
Duplex	1997 LUC	Not allowed	NA	NA	NA
	Repealed code		3,000 ft ² (1,500 ft ² per unit) + accessory building (garage, shed) up to 800 square feet.	Duplex: 28 feet Accessory buildings: up to 2 feet taller than the primary duplex, or up to 28 feet maximum.	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
	July 2023	Not allowed	NA	NA	NA
Duplex + ADU	1997 LUC	Not allowed	NA	NA	NA
	Repealed code		- Duplex: 3,000 ft ² (1,500 ft ² per unit) - Accessory dwelling unit: proportional to duplex; never more than 1,000 ft ² - Detached accessory structure (garage, shed) up to 800 square feet.	- Duplex: 28 feet - ADU: 28 feet - Detached accessory structure: up to 2 feet taller than the primary duplex, or up to 28 feet maximum.	DUPLEX: PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3 ADU: 0

	July 2023	Not allowed	NA	NA	NA
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
3-unit Apartment Building	1997 LUC	Not allowed	NA	NA	NA
	Repealed code	*only if at least one unit had been deed-restricted as Affordable Housing for 99 years	- Determined by setbacks, parking requirements, stormwater requirements, fire code requirements, etc.	- Apartment building: 28 feet - Detached accessory structure: up to 2 feet taller than the primary duplex, or up to 28 feet maximum.	PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	July 2023	Not allowed	NA	NA	NA
3- unit Rowhouse	1997 LUC	Not allowed	NA	NA	NA
	Repealed code	*only if at least one unit had been deed-restricted as Affordable Housing for 99 years	- Determined by on-site green space requirements, setbacks, parking requirements, stormwater requirements, fire code requirements, etc.	- Apartment building: 28 feet - Detached accessory structure: up to 2 feet taller than the primary building, or up to 28 feet maximum.	PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	July 2023	Not allowed	NA	NA	NA
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Cottage court	1997 LUC	Not allowed	NA	NA	NA
	Repealed code		- Determined by on-site green space requirements, setbacks, parking requirements, stormwater requirements, fire code requirements, etc.	- Cottages: 28 feet - Detached accessory structure: up to 2 feet taller than the primary buildings, or up to 28 feet maximum.	PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 2.5
	July 2023	Not allowed	NA	NA	NA

Low Density Residential (RL), 40 feet – 99 feet wide, 12,000 square feet or larger.

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Subdividing the lot may be possible, depending on the geometry.

- Minimum lot size: 6,000 square feet.
- Minimum lot width: 40 feet.

Any of the below uses would be allowed on each new lot.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	1997 LUC		Up to 1/3 the area of the property	28 feet	1 parking space
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage	1997 LUC		Up to 1/3 of the area of the property + up to 720 square feet bonus for garage space. Each accessory building may be up to 800 square feet.	If attached, 28 feet. If detached, up to 2 feet taller than the house, or up to 28 feet, maximum.	1 parking space
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage + shed	1997 LUC		Total area of house + ½ area of shed + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space.	If attached, 28 feet. If detached, up to 2 feet taller than the house, or up to 28 feet, maximum.	Parking spaces

			Each accessory building may be up to 800 square feet.		
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage + detached ADU (+shed)	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		Total area of house (+ ½ area of shed) + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. (Each accessory building may be up to 800 square feet.) + Detached ADU with an area based on the size of the main house, but never to exceed 1,000 square feet.	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum. Detached ADU: Up to 1.5 stories / 28 feet	1 parking space
	July 2023 Proposal		Total area of house (+ ½ area of shed) + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. (Each accessory building may be up to 800 square feet.) + Detached ADU with an area based on the size of the main house, but never to exceed 1,000 square feet.	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum. Detached ADU: Up to 1 story when there is no alley Up to 1.5 stories / 28 feet when there is an alley	1 parking space + 1 parking space for ADU (= 2 parking spaces in total) Allow 1 tandem parking space to count towards off-street parking requirements
Single-family detached House + garage + attached	1997 LUC	Not allowed	NA	NA	NA
	Repealed code		Total area of house (+ ½ area of shed) + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space.	Primary building: 28 feet. Accessory buildings (garage, shed): up to	1 parking space

Accessory Dwelling Unit (ADU)			(Each accessory building may be up to 800 square feet.) + Attached ADU up to 45% of the area of the primary house.	2 feet taller than the primary house or up to 28 feet, maximum.	
	July 2023 Proposal		Total area of house (+ ½ area of shed) + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. (Each accessory building may be up to 800 square feet.) + Attached ADU up to 45% of the area of the primary house.	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum.	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
Other: Subdividing lots Subdividing the lot may be possible, depending on the geometry. Minimum lot size: 6,000 square feet. Minimum lot width: 40 feet.	1997 LUC, Repealed code, July 2023 proposal		Same as above, for each new lot.	Same as above, for each new lot.	1 parking space for each new lot.

Low Density Residential (RL), 100 or more feet wide.

Next, we need to find out how big your lot is [HERE](#).

- [My lot is less than 6,000 square feet.](#)
- [My lot is between 6,000 and 8,999 square feet.](#)
- [My lot is between 9,000 and 11,999 square feet.](#)
- [My lot is 12,000 square feet or larger.](#)

Low Density Residential (RL), 100 or more feet wide, less than 6,000 square feet.

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

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

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

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	1997 LUC	*This lot's area is non-conforming. The minimum lot area is 6,000 square feet.	For an existing home, up to 1/3 the area of the property For a new house: No new house can be built on this property.	28 feet	2 parking spaces
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage	1997 LUC	*This lot's area is non-conforming. The minimum lot area is 6,000 square feet.	Up to 1/3 of the area of the property + up to 720 square feet bonus for garage space.	If attached, 28 feet. If detached, up to 2 feet taller than the house, or up	2 parking spaces

			Each accessory building may be up to 800 square feet. For a new house: No new house can be built on this property.	to 28 feet, maximum.	
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage + shed	1997 LUC	*This lot's area is non-conforming. The minimum lot area is 6,000 square feet.	Total area of house + ½ area of shed + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. Each accessory building may be up to 800 square feet. For a new house: No new house can be built on this property.	If attached, 28 feet. If detached, up to 2 feet taller than the house, or up to 28 feet, maximum.	2 parking spaces
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage + detached ADU (+shed)	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code	*This lot's area would have been non-conforming. The minimum lot area is 6,000 square feet.	No new dwelling unit could have been built on this property.	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or	1 parking space

				up to 28 feet, maximum. Detached ADU: Up to 1.5 stories / 28 feet	
	July 2023 Proposal	*This lot's area would be non-conforming. The minimum lot area is 6,000 square feet.	No new dwelling unit could have been built on this property.	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum. Detached ADU: Up to 1 story when there is no alley Up to 1.5 stories / 28 feet when there is an alley	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
	1997 LUC	Not allowed	NA	NA	NA
Single-family detached House + attached Accessory Dwelling Unit (ADU)	Repealed code	*This lot's area would have been non-conforming. The minimum lot area is 6,000 square feet.	No new dwelling unit could have been built on this property	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum.	1 parking space

	July 2023 Proposal	*This lot's area would be non-conforming. The minimum lot area is 6,000 square feet.	No new dwelling unit could have been built on this property	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum.	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
Duplex	1997 LUC: not allowed	*This lot's area is non-conforming. The minimum lot area is 6,000 square feet.	Not applicable	Not applicable	Not applicable
	Repealed code: Not Proposed	*This lot's area would have been non-conforming. The minimum lot area is 6,000 square feet.	Not applicable	Not applicable	Not applicable
	July 2023 Proposal	*This lot's area would be non-conforming. The minimum lot area is 6,000 square feet.	Not applicable	28 feet	Total on-site parking required: 1-bedroom units – 2 2-bedroom units – 3 3-bedroom units – 4 4+ bedroom units – 6

					No parking bonus incentives for Affordable Housing projects containing fewer than 7 dwelling units.
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What happens if I need to rebuild my home? Property owners can replace the existing structure if needed with a building that is the equivalent size of the current structure.

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	1997 LUC		Up to 1/3 the area of the property	28 feet	2 parking spaces
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage	1997 LUC		Up to 1/3 of the area of the property + up to 720 square feet bonus for garage space. Each accessory building may be up to 800 square feet.	If attached, 28 feet. If detached, up to 2 feet taller than the house, or up to 28 feet, maximum.	2 parking spaces
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			

Single-family detached house + garage + shed	1997 LUC		Total area of house + ½ area of shed + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. Each accessory building may be up to 800 square feet.	If attached, 28 feet. If detached, up to 2 feet taller than the house, or up to 28 feet, maximum.	2 parking spaces
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage + detached ADU (+shed)	1997 LUC: not allowed		Not applicable	Not applicable	Not applicable
	Repealed 2022 code		Total area of house (+ ½ area of shed) + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. (Each accessory building may be up to 800 square feet.) + Detached ADU with an area based on the size of the main house, but never to exceed 1,000 square feet.	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum. Detached ADU: Up to 1.5 stories / 28 feet	1 parking space
	July 2023 Proposal		Total area of house (+ ½ area of shed) + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. (Each accessory building may be up to 800 square feet.) + Detached ADU with an area based on the size of the main	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum.	1 parking space + 1 parking space for ADU (= 2 parking spaces in total) Allow 1 tandem parking space to count towards off-

			house, but never to exceed 1,000 square feet.	Detached ADU: Up to 1 story when there is no alley Up to 1.5 stories / 28 feet when there is an alley	street parking requirements
Single-family detached House + attached Accessory Dwelling Unit (ADU)	1997 LUC	Not allowed	NA	NA	NA
	Repealed code		Total area of house (+ ½ area of shed) + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. (Each accessory building may be up to 800 square feet.) + Attached ADU up to 45% of the area of the primary house.	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum.	1 parking space
	July 2023 Proposal		Total area of house (+ ½ area of shed) + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. (Each accessory building may be up to 800 square feet.) + Attached ADU up to 45% of the area of the primary house.	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum.	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
Duplex	1997 LUC	Not allowed	NA	NA	NA
	Repealed code		3,000 ft ² (1,500 ft ² per unit) + accessory building (garage, shed) up to 800 square feet.	Duplex: 28 feet Accessory buildings: up to 2	Parking spaces PER UNIT: 1 bedroom: 1

				feet taller than the primary duplex, or up to 28 feet maximum.	2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
	July 2023	Not allowed	NA	NA	NA
Duplex + ADU	1997 LUC	Not allowed	NA	NA	NA
	Repealed code		- Duplex: 3,000 ft ² (1,500 ft ² per unit) - Accessory dwelling unit: proportional to duplex; never more than 1,000 ft ² - Detached accessory structure (garage, shed) up to 800 square feet.	- Duplex: 28 feet - ADU: 28 feet - Detached accessory structure: up to 2 feet taller than the primary duplex, or up to 28 feet maximum.	DUPLEX: PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3 ADU: 0
	July 2023	Not allowed	NA	NA	NA
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
3-unit Apartment Building	1997 LUC	Not allowed	NA	NA	NA
	Repealed code	*only if at least one unit had been deed-restricted as Affordable Housing for 99 years	- Determined by setbacks, parking requirements, stormwater requirements, fire code requirements, etc.	- Apartment building: 28 feet - Detached accessory structure: up to 2 feet taller than the primary duplex, or up to 28 feet maximum.	PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	July 2023	Not allowed	NA	NA	NA
3- unit Rowhouse	1997 LUC	Not allowed	NA	NA	NA
	Repealed code	*only if at least one unit had been deed-restricted as Affordable	- Determined by on-site green space requirements, setbacks, parking requirements, stormwater requirements, fire code requirements, etc.	- Apartment building: 28 feet - Detached accessory structure: up to 2 feet taller than	PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5

		Housing for 99 years		the primary building, or up to 28 feet maximum.	
	July 2023	Not allowed	NA	NA	NA

Low Density Residential (RL), 100 or more feet wide, between 9,000 and 11,999 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
Single-family detached house	1997 LUC		Up to 1/3 the area of the property	28 feet	1 parking space
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage	1997 LUC		Up to 1/3 of the area of the property + up to 720 square feet bonus for garage space. Each accessory building may be up to 800 square feet.	If attached, 28 feet. If detached, up to 2 feet taller than the house, or up to 28 feet, maximum.	1 parking space
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage + shed	1997 LUC		Total area of house + 1/2 area of shed + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. Each accessory building may be up to 800 square feet.	If attached, 28 feet. If detached, up to 2 feet taller than the house, or up to 28 feet, maximum.	1 parking space
	Repealed 2022 code,	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			

	July 2023 code				
Single-family detached house + garage + detached ADU (+shed)	1997 LUC	Not allowed	NA	NA	NA
	Repealed 2022 code		Total area of house (+ ½ area of shed) + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. (Each accessory building may be up to 800 square feet.) + Detached ADU with an area based on the size of the main house, but never to exceed 1,000 square feet.	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum. Detached ADU: Up to 1.5 stories / 28 feet	1 parking space
	July 2023 Proposal		Total area of house (+ ½ area of shed) + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. (Each accessory building may be up to 800 square feet.) + Detached ADU with an area based on the size of the main house, but never to exceed 1,000 square feet.	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum. Detached ADU: Up to 1 story when there is no alley Up to 1.5 stories / 28 feet when there is an alley	1 parking space + 1 parking space for ADU (= 2 parking spaces in total) Allow 1 tandem parking space to count towards off-street parking requirements
Single-family detached House + attached Accessory Dwelling Unit (ADU)	1997 LUC	Not Allowed	NA	NA	NA
	Repealed code		Total area of house (+ ½ area of shed) + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. (Each accessory building may be up to 800 square feet.)	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum.	1 parking space

			+ Attached ADU up to 45% of the area of the primary house.		
	July 2023 Proposal		Total area of house (+ ½ area of shed) + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. (Each accessory building may be up to 800 square feet.) + Attached ADU up to 45% of the area of the primary house.	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum.	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
Duplex	1997 LUC	Not allowed	NA	NA	NA
	Repealed code		3,000 ft ² (1,500 ft ² per unit) + accessory building (garage, shed) up to 800 square feet.	Duplex: 28 feet Accessory buildings: up to 2 feet taller than the primary duplex, or up to 28 feet maximum.	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
	July 2023	Not allowed	NA	NA	NA
Duplex + ADU	1997 LUC	Not allowed	NA	NA	NA
	Repealed code		- Duplex: 3,000 ft ² (1,500 ft ² per unit) - Accessory dwelling unit: proportional to duplex; never more than 1,000 ft ² - Detached accessory structure (garage, shed) up to 800 square feet.	- Duplex: 28 feet - ADU: 28 feet - Detached accessory structure: up to 2 feet taller than the primary duplex, or up to 28 feet maximum.	DUPLEX: PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3 ADU: 0

	July 2023	Not allowed	NA	NA	NA
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
3-unit Apartment Building	1997 LUC	Not allowed	NA	NA	NA
	Repealed code	*only if at least one unit had been deed-restricted as Affordable Housing for 99 years	- Determined by setbacks, parking requirements, stormwater requirements, fire code requirements, etc.	- Apartment building: 28 feet - Detached accessory structure: up to 2 feet taller than the primary duplex, or up to 28 feet maximum.	PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	July 2023	Not allowed	NA	NA	NA
3- unit Rowhouse	1997 LUC	Not allowed	NA	NA	NA
	Repealed code	*only if at least one unit had been deed-restricted as Affordable Housing for 99 years	- Determined by on-site green space requirements, setbacks, parking requirements, stormwater requirements, fire code requirements, etc.	- Apartment building: 28 feet - Detached accessory structure: up to 2 feet taller than the primary building, or up to 28 feet maximum.	PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	July 2023	Not allowed	NA	NA	NA
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Cottage court	1997 LUC	Not allowed	NA	NA	NA
	Repealed code		- Determined by on-site green space requirements, setbacks, parking requirements, stormwater requirements, fire code requirements, etc.	- Cottages: 28 feet - Detached accessory structure: up to 2 feet taller than the primary buildings, or up to 28 feet maximum.	PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 2.5
	July 2023	Not allowed	NA	NA	NA



Last updated October 20, 2023

Low Density Residential (RL), 100 or more feet wide, 12,000 square feet or larger.

*This document was created in July 2023.

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

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Single-family detached house	1997 LUC		Up to 1/3 the area of the property	28 feet	1 parking space
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage	1997 LUC		Up to 1/3 of the area of the property + up to 720 square feet bonus for garage space. Each accessory building may be up to 800 square feet.	If attached, 28 feet. If detached, up to 2 feet taller than the house, or up to 28 feet, maximum.	1 parking space
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
Single-family detached house + garage + shed	1997 LUC		Total area of house + ½ area of shed + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. Each accessory building may be up to 800 square feet.	If attached, 28 feet. If detached, up to 2 feet taller than the house, or up to 28 feet, maximum.	Parking spaces
	Repealed 2022 code, July 2023 code	There were no changes in the repealed code or currently under consideration for lots of these dimensions in the RL Zone District			
	1997 LUC	Not allowed	NA	NA	NA

Single-family detached house + garage + detached ADU (+shed)	Repealed 2022 code		<p>Total area of house (+ ½ area of shed) + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. (Each accessory building may be up to 800 square feet.)</p> <p>+ Detached ADU with an area based on the size of the main house, but never to exceed 1,000 square feet.</p>	<p>Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum.</p> <p>Detached ADU: Up to 1.5 stories / 28 feet</p>	1 parking space
	July 2023 Proposal		<p>Total area of house (+ ½ area of shed) + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. (Each accessory building may be up to 800 square feet.)</p> <p>+ Detached ADU with an area based on the size of the main house, but never to exceed 1,000 square feet.</p>	<p>Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum.</p> <p>Detached ADU: Up to 1 story when there is no alley Up to 1.5 stories / 28 feet when there is an alley</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>
Single-family detached House + garage + attached Accessory Dwelling Unit (ADU)	1997 LUC	Not allowed	NA	NA	NA
	Repealed code		<p>Total area of house (+ ½ area of shed) + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. (Each accessory building may be up to 800 square feet.)</p> <p>+ Attached ADU up to 45% of the area of the primary house.</p>	<p>Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum.</p>	1 parking space

	July 2023 Proposal		Total area of house (+ ½ area of shed) + garage = up to 1/3 of the area of the property + up to 720 bonus for the garage space. (Each accessory building may be up to 800 square feet.) + Attached ADU up to 45% of the area of the primary house.	Primary building: 28 feet. Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum.	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
Duplex	1997 LUC	Not allowed	NA	NA	NA
	Repealed code		3,000 ft2 (1,500 ft2 per unit) + accessory building (garage, shed) up to 800 square feet.	Duplex: 28 feet Accessory buildings: up to 2 feet taller than the primary duplex, or up to 28 feet maximum.	Parking spaces PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3
	July 2023	Not allowed	NA	NA	NA
Duplex + ADU	1997 LUC	Not allowed	NA	NA	NA
	Repealed code		- Duplex: 3,000 ft2 (1,500 ft2 per unit) - Accessory dwelling unit: proportional to duplex; never more than 1,000 ft2 - Detached accessory structure (garage, shed) up to 800 square feet.	- Duplex: 28 feet - ADU: 28 feet - Detached accessory structure: up to 2 feet taller than the primary duplex, or up to 28 feet maximum.	DUPLEX: PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 3 ADU: 0
	July 2023	Not allowed	NA	NA	NA

Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
3-unit Apartment Building	1997 LUC	Not allowed	NA	NA	NA
	Repealed code	*only if at least one unit had been deed-restricted as Affordable Housing for 99 years	- Determined by setbacks, parking requirements, stormwater requirements, fire code requirements, etc.	- Apartment building: 28 feet - Detached accessory structure: up to 2 feet taller than the primary duplex, or up to 28 feet maximum.	PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	July 2023	Not allowed	NA	NA	NA
3- unit Rowhouse	1997 LUC	Not allowed	NA	NA	NA
	Repealed code	*only if at least one unit had been deed-restricted as Affordable Housing for 99 years	- Determined by on-site green space requirements, setbacks, parking requirements, stormwater requirements, fire code requirements, etc.	- Apartment building: 28 feet - Detached accessory structure: up to 2 feet taller than the primary building, or up to 28 feet maximum.	PER UNIT: 1 bedroom: 0.75 2 bedrooms: 1 3 bedrooms: 1.25 4+ bedrooms: 1.5
	July 2023	Not allowed	NA	NA	NA
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required
Cottage court	1997 LUC	Not allowed	NA	NA	NA
	Repealed code		- Determined by on-site green space requirements, setbacks, parking requirements, stormwater requirements, fire code requirements, etc.	- Cottages: 28 feet - Detached accessory structure: up to 2 feet taller than the primary buildings, or up to 28 feet maximum.	PER UNIT: 1 bedroom: 1 2 bedrooms: 1.5 3 bedrooms: 2 4+ bedrooms: 2.5
	July 2023	Not allowed	NA	NA	NA
Housing type(s) permitted	Code version	Specific restrictions	Total square footage (all floors above a basement)	Height limit	Off-street, on-site parking required

<p>Other: Subdividing lots</p> <p>Subdividing the lot may be possible, depending on the geometry. Minimum lot size: 6,000 square feet. Minimum lot width: 40 feet.</p>	<p>1997 LUC, Repealed code, July 2023 proposal</p>	<p>Minimum lot size and lot width restrictions apply for individual building types</p>	<p>Same as above, for each new lot.</p>	<p>Same as above, for each new lot.</p>	<p>1 parking space for each new lot.</p>
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