

Comparison of Common Current NWACA Zoning and Proposed Mapped Zoning

Code Element	Current Code			Proposed R2A			Proposed R4					
	SF-2	SF-3	SF-3 (duplex)	R2A single family	R2A single family attached	R2A duplex	R4 Single Family [†]	R4 Duplex	R4 Multi-family	R4- cottage court 3	R4- cottage court 6	R4 Townhouse
<i>Lot Size</i>												
Minimum Lot Size (sq. ft.)	5,750	5,750	7,000	5,000	2,500	5,000	5,000	5,000	5,000	5,000	10,000	1,800
Minimum Lot Width (ft)	50	50	50	45	25	45	45	35	45	45	90	18
<i>Minimum Setbacks</i>												
Front yard	25	25	25	25	25	25	25	15	15	15	15	15
Street side yard	15	15	15	15	15	15	15	10	10	10	10	10
Interior side yard	5	5	5	5	5	5	5	5	5	5	5	5
Rear yard	10	10	10	10**	10**	10**	10**	5	5	5	5	5
Base Number of Units per Lot*	1	1	2	1	1	2	1	4***	4***	3	6	1
FAR (Floor Area Ratio):1 limit	0.4	0.4	0.4	0.4	0.4	0.6	0.4	0.4	0.6	0.6	0.6	0.6
Maximum Impervious Cover	45%	45%	45%	45%	45%	45%	45%	50%	50%	50%	50%	50%
Maximum Height (ft)	35	35	35	35	35	35	35	35	35	35	35	35
Off-street parking per unit****	2	2	2	1	1	1	1	1	1	1	1	1
ADU Height (ft)	30	30	30	35	35	35	35	35	35	35	35	NA
**** - can vary by property use												
* can add an ADU to any but the Townhouse; units cannot exceed total allowed # units				** rear setback is 5 ft for ADU with max height of 15 ft			† only if currently SF built	*** Can have up to 4 more units if using affordable housing bonus program (one must be affordable); can also increase height by 10 ft and increase FAR				
ADU regulations	can be up to 1100 sq.ft. or 15% of lot size, whichever is smaller; main house and ADU separated by 10 feet or more			can be up to 1100 sq. ft.; may be interior to a primary structure, attached with a common wall or roof, or exterior to it; an internal ADU can have interfacing doors with the primary structure; exterior ADU must be at least 6 feet to the front, rear, or side of the primary structure or be above a detached garage (may be connected with a covered walkway)								
Parking for ADU	add 1 space for ADU unless within 1/4 mile of transit			No parking required for ADU; otherwise 1 per housing unit								
	General Mapping Equivalence											
	SF-2 and SF-3 get mapped to R2A											
	some SF-3 get mapped to R4, based on current transit status											
	Notable change: Minimum current lot size for most SF lots = 5,750 sq.ft.; in proposed code, 5,000 sq.ft. minimum allows more duplexes to be built. Deed restrictions may apply, but residents must defend those restrictions											