

Voluntary Incentives Program: Development Standards by Zoning District Standard Zoning

Eligible Zone	Permitted Use	Min. Lot Area (sf / du)		Min. Parking Requirement per Dwelling Unit (Non ADA)		Max. Height (ft)	
		Base Zone Standard	With VIP Incentives	Base Zone Standard*	With VIP Incentives	Base Zone Standard	With VIP Incentives
RN-2	Townhomes (up to 6)	1,100	770	2	0.5	35	n/a**
RN-3	Townhomes	1,100	770	2		35	46
	Multi-unit	950	665	1.5	0.5	65	85
TRN-2	Townhomes (up to 6)	1,100	770	2		35	n/a**
	Multi-unit (up to 6)	6,500	4,550	1.5	0.5		
TRN-3	Townhomes	1,100	770	2		35	46
	Multi-unit	950	665	1.5	0.5	50	65
TRN-4	Townhomes	1,100	770	2		35	46
	Multi-unit	950	665	1.5	0.5	65	85
C-C	Townhomes	1,100	770	2		45	59
	Multi-unit	950	665	1.5	0.5		
C-R	Townhomes	1,100	770	2		55	72
	Multi-unit	950	665	1.5	0.5		
CMU-1	Townhomes	1,100	770	2		65	85
	Multi-unit	950	665	1.5	0.5		
CMU-2	Multi-unit	n/a	n/a	1.5	0.5	85	111
C-NT	Above the ground floor***	5,000	3,500	1.5	0.5	35	46
C-N	Above the ground floor***	n/a	n/a	1.5	0.5	24	31
C-TMU	Above the ground floor***	n/a	n/a	1	0.5	45	59
I-MU	Multi-unit	n/a	n/a	1.5	0.5	80	104
		Bonus: 30%				Bonus: 130%	

* For properties located in the Urban Overlay Zone, the base zone standard is reduced to 1 parking space per dwelling unit

** Projects must consist of at least 10 units to qualify for the VIP height bonus

*** Projects must be at least 51% residential in order to qualify for the VIP.

**Voluntary Incentives Program: Development Standards by Zoning District
Form-Based Zoning**

	Eligible Zone	Permitted Use	Min. Lot Area (sf / du)		Min. Parking Requirement per Dwelling Unit (Non ADA)		Max. Height (ft)	
			Base Zone Standard	With VIP Incentives	Base Zone Standard*	With VIP Incentives	Base Zone Standard	With VIP Incentives
D-RA	D-RA	Multi-unit	5,000	3,500	n/a	n/a	50	65
D-RM	D-RM-3	Multi-unit	n/a	n/a	n/a	n/a	40	52
	D-RM-4						50	65
D-CX	D-CX-5	Hybrid	n/a	n/a	n/a	n/a	70	91
	D-CX-5						85	111
	D-CX-8						110	143
	D-CX-10						135	176
	D-CX-12						160	208
	D-CX-14						210	273
	D-CX-16						240	312
	D-CX-18						270	351
	D-CX-20						300	390
D-SH	D-SH-6	Hybrid	n/a	n/a	n/a	n/a	85	111
	D-SH-8						110	143
R-RF	R-RF-3	Hybrid	n/a	n/a	1.25	0.5	50	65
	R-RF-4						60	78
	R-RF-6						85	111
R-RV	R-RV-4	Hybrid	n/a	n/a	1.25	0.5	60	78
	R-RV-6						85	111
U-RM*	U-RM	Multi-unit	7,500	5,250	1.25	0.5	40	52
U-CX*	U-CX-3	Hybrid	n/a	n/a	1.25	0.5	50	65
	U-CX-4						60	78
	U-CX-5						70	91
	U-CX-6						85	111
U-SH*	U-SH-3	Hybrid	n/a	n/a	1.25	0.5	50	65
	U-SH-4						60	78
	U-SH-5						70	91
	U-SH-6						85	111
U-IX*	U-IX-3	Hybrid	n/a	n/a	1.25	0.5	50	65
	U-IX-4						60	78
	U-IX-6						85	111
	U-IX-8						110	143
E-RM*	E-RM-3	Multi-unit	10,000	7,000	1.25	0.5	40	52
E-CX*	E-CX-3	Hybrid	n/a	n/a	1.25	0.5	50	65
	E-CX-4						60	78
E-SH*	E-SH-3	Hybrid	n/a	n/a	1.25	0.5	50	65
	E-SH-4						60	78
E-IX	E-IX-3	Hybrid	n/a	n/a	1.25	0.5	50	65
	E-IX-4						60	78
B-CX	B-CX-12	Multi-unit, Hybrid	n/a	n/a	n/a	n/a	150	195
	B-CX-13						230	299
B-R	B-R-12	Multi-unit, Hybrid	n/a	n/a	n/a	n/a	150	195
W-N	W-N-7	Multi-unit, Hybrid	n/a	n/a	n/a	n/a	100	130
C-CX	C-CX-9	Multi-unit, Hybrid	n/a	n/a	n/a	n/a	140	182
	C-CX-12						185	241
			Bonus:	30%			Bonus:	130%

* Maximum height is limited to 24 feet within 30 feet of protected zone