

Summary of Relevant Code Changes by Zone District			
Residential, Low Density (RL)	Current Code	Repealed Code	Draft Land Use Code
Housing Types	Detached house, detached accessory structure	Detached house; duplex; ADU; detached accessory structure	Detached House; ADU; detached accessory structure
Max Density	1 unit per lot	3 units per lot	2 units per lot (detached house + ADU)
Lot Size	6,000 square feet or 3 times house size min.	6,000 square feet or 3 times house size min.	6,000 square feet or 3 times house size min.
Height	2 to 3 stories for detached house	28ft max; 24ft for ADU	28ft max; 24ft for ADU; 15ft for detached ADU with no alley
Parking	1 space per house	1-3 spaces per unit depending on number of bedrooms	1 space per house; 1 space for ADU (tandem space may count toward requirement)
Other	No incentive for affordable housing	Affordable housing allowed 3-unit apartment; 3-unit rowhouse; and cottage court housing types	No additional housing type incentive for affordable housing; HOA may limit to internal ADU only; require resident manager; prohibit short term rentals
Neighborhood Conservation, Low Density (NCL / OT-A)	Current Code	Repealed Code	Draft Land Use Code
Housing Types	Detached house; carriage house on lots >12,000 sf; detached accessory structure	Detached house; duplex; ADU; detached accessory structure	Detached house; duplex; ADU; detached accessory structure
Max Density	1 unit or 2 units for lots >12,000 sf; lot coverage limits	3 units per lot; 2,400 sf floor area cap for detached house; lot coverage limits	3 units per lot; 2,400 sf floor area cap for detached house; lot coverage limits
Lot Size	6,000 sf min.	4,500 sf min.	4,500 sf; 6,000 sf for 3-unit apartment/rowhouse; 9,000 sf for 3-unit cottage court
Height	2 stories; 24 ft for carriage house	35 ft max; 24 ft for ADU	35 ft max; 24 ft for ADU; 15 ft for detached ADU with no alley
Parking	1-2 spaces per unit	1-3 spaces per unit	1-3 spaces per unit; 1 space for ADU (tandem space may count)
Other	No incentive for affordable housing	Affordable housing allowed 3-unit apartment, rowhouse, and cottage court	Affordable housing allows 3-unit apartment, rowhouse, and cottage court. Requirements to integrate existing structure; HOA may limit to internal ADU only; require resident manager; prohibit STR
Neighborhood Conservation, Medium Density (NCM / OT-B)	Current Code	Repealed Code	Draft Land Use Code
Housing Types	Detached house; duplex; multi-unit up to 4 units; carriage house on lots >10,000 sf; detached accessory structure	Detached house; duplex; multi-unit up to 5 units; ADU; detached accessory structure	Detached house; duplex; multi-unit up to 5 units; ADU; detached accessory structure
Max Density	4 units per lot; lot coverage limits	6 units per lot; 2,400 sf floor area cap for detached house; lot coverage limits	6 units per lot; 2,400 sf floor area cap for detached house; lot coverage limits
Lot Size	5,000 sf min.	4,500 sf min.	4,500 sf min.; 6,000 sf for 4-unit apartment/rowhouse; 9,000 sf for 3-6 unit cottage court
Height	2 stories; 24 ft for carriage house	35 ft max; 24 ft for ADU	35 ft max; 24 ft for ADU; 15 ft for detached ADU with no alley
Parking	1-3 spaces per unit	1-3 spaces per unit	1-3 spaces per unit; 1 space for ADU (tandem space may count)
Other	No incentive for affordable housing	Affordable housing allowed 6-unit apartment and 5-unit rowhouse	Affordable housing allows 6-unit apartment, 5-unit rowhouse, and 3-6 unit cottage court. Requirements to integrate existing structure; HOA may limit to internal ADU only; require resident manager; prohibit STR

Summary of Relevant Citywide Code Changes			
Private Covenants/Homeowners' Associations (HOAs)	Current Code	Repealed Code	Draft Land Use Code
Cannot Prohibit or Limit	Xeriscape landscaping, solar panels on roofs, clothes lines in backyards, odor controlled compost bins, cannot require turf grass	In addition to current code, could not prohibit or limit regulations to implement its housing policies (i.e., increased density, height, and occupancy)	Cannot prohibit or limit number and/or type of dwelling units when they would otherwise be permitted; cannot prohibit or limit ability to subdivide property when it would otherwise be permitted
Can prohibit or limit	External aesthetics including (but not limited to) site placement/ setbacks, color, window placement, height, and materials	External aesthetics including (but not limited to) site placement/ setbacks, color, window placement, height, and materials	External aesthetics including (but not limited to) site placement/ setbacks, color, window placement, height, and materials
Accessory Dwelling Units (ADUs)	Current Code	Repealed Code	Draft Land Use Code
Where Allowed	NCL, NCM, NCB ("Old Town")	All residential and mixed-use zones	All residential and mixed-use zones
Setbacks	Same as house; no separation required from house	Same as house; 5 ft separation required from house	Same as house; 5 ft separation required from house
Height	24 ft max	24-28 ft max	28 ft max, 24 ft in OT, one-story only without alley
Size	1,000 sf max	1,000 sf max	1,000 sf max
Parking	1 per bedroom	none required	1 required; tandem space may count
Other	no internal ADU permitted; 10,000 sf minimum lot size in NCM, 12,000 sf in NCL	internal ADU permitted; no minimum lot size	internal ADU permitted; no minimum lot size; HOA may limit to internal ADU only; require resident manager; prohibit STR
Affordable Housing	Current Code	Repealed Code	Draft Land Use Code
Where	All Zones	All Zones	All Zones
Type	Voluntary Incentives	Voluntary Incentives	Voluntary Incentives
Review	Varies; most are Type 1 or Type 2 review (public hearing)	Administrative (BDR)	Administrative (BDR)
Requirements	20 year deed restriction; 10% of units must be affordable for incentives	99 year deed restriction; 10-20% of units must be affordable for incentives	60 year deed restriction; 10-20% of units must be affordable for incentives
Incentives	Limited density bonus of 3 dwelling units per acre in LMN (from 9 to 12); 50% parking reduction in Transit-Oriented Development Overlay; reduced tree sizes	Citywide density bonus of additional units, density, or height depending on zone; ~50% reduction in parking requirements for all affordable projects; reduced tree sizes	Citywide density bonus of additional housing types, units, density, or height depending on zone; ~50% reduction in parking requirements for affordable projects with 7 or more units; reduced tree sizes