



Land Division

INFORMATION GUIDE

Density and Lot Dimensions in Multi-Dwelling Zones, Chapter 33.612

Density in multi-dwelling zones

Density allowances and lot dimensions vary based on the type of development proposed on each lot.

There are no maximum density standards in most multi-dwelling zones, but larger lot sizes are required for multi-dwelling structures and development.

Minimum density standards apply and can be met with a variety of housing types. Although allowed, creation of lots for single-dwelling development may be limited in order to meet other land division standards.

The density standards are listed by zone in the excerpt of Table 120-4 provided below.

Density requirements for multi-dwelling development must be met at the time of development.

Density requirements for single-dwelling, duplex, triplex, or fourplex development must be met at the time of land division

This includes existing development that will be retained on its own lot. As shown in the formula below, site area devoted to streets (and the area within an Environmental Overlay zone) is subtracted from the total site area when calculating minimum density.

$$\text{Minimum number of units}^{[1]} = (\text{Square footage of site} - \text{Square footage of site devoted to streets and in Environmental Overlay zones}) \div \text{Minimum density}^{[2]}$$

Notes:

[1] See Zoning Code section 33.930.020 for rounding rules for density calculations.

[2] The area per unit for maximum and minimum density is in Table 120-4.

Excerpt from Table 120-4, Summary of Development Standards in Multi-Dwelling Zones

Standard	RM1	RM2	RM3	RM4	RX	RMP
Maximum FAR (see 33.120.210)	FAR of 1 to 1	FAR of 1.5 to 1	FAR of 2 to 1	FAR of 4 to 1 or 3 to 1	FAR of 4 to 1	N/A
Maximum Density (see 33.120.212)	N/A	N/A	N/A	N/A	N/A	1 unit per 1,500 sq. ft. of site area
Maximum Density with Affordable Housing (see 33.120.212C)	N/A	N/A	N/A	N/A	N/A	1 unit per 1,000 sq. ft. of site area
Minimum Density (see 33.120.213)	1 unit per 2,500 sq. ft. of site area	1 unit per 1,450 sq. ft. of site area	1 unit per 1,000 sq. ft. of site area	1 unit per 1,000 sq. ft. of site area	1 unit per 500 sq. ft. of site area	1 unit per 1,875 sq. ft. of site area

Other density factors

Minimum density may be reduced when trees are preserved, per Zoning Code section 33.120.213.B.3.

Density allowances in the RM1 and RM2 zones differ if lots for houses and duplexes are accessed by a shared court, common green, or alley, per Zoning Code section 33.120.280:

- The minimum density in the RM1 zone is 1 unit per 3,000 square feet.
- The minimum density in the RM2 zone is 1 unit per 2,000 square feet.

Minimum density may be reduced through the land division review to reduce the risk of landslide (Zoning Code Chapter 33.632) or to protect streams, springs, seeps or wetlands (Zoning Code Chapter 33.640).

Lot dimension standards

Lots created through a land division must meet all of the dimensional standards for the zone in which the site is located. The standards vary depending on the type of development proposed. See the standards in the tables below:

Lots for Multi-Dwelling Structures or Development, Table 612-1							
Minimum	RM1	RM2	RM3	RM4	RX	RMP	IR ^[1]
Lot Area	4,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	none	10,000 sq. ft.	10,000 sq. ft.
Lot Width	33 ft.	33 ft.	70 ft.	70 ft.	none	70 ft.	70 ft.
Lot Depth	70 ft.	70 ft.	70 ft.	70 ft.	none	70 ft.	70 ft.
Front Lot Line	30 ft.	30 ft.	70 ft.	70 ft.	10 ft.	70 ft.	70 ft.

Lots for Attached Houses, Table 612-1							
Minimum	RM1	RM2	RM3	RM4	RX	RMP	IR ^[1]
Lot Area	1,000 sq. ft.	1,000 sq. ft.	none	none	none	N/A	none
Lot Width	15 ft.	15 ft.	10 ft.	10 ft.	none	N/A	none
Lot Depth	none	none	none	none	none	N/A	none
Front Lot Line	15 ft.	15 ft.	10 ft.	10 ft.	10 ft.	N/A	10 ft.

Lots for Houses, Duplexes, Triplexes, and Fourplexes, Table 612-1							
Minimum	RM1	RM2	RM3	RM4	RX	RMP	IR ^[1]
Lot Area	1,500 sq. ft.	1,500 sq. ft.	none	none	none	N/A	none
Lot Width	25 ft.	25 ft.	20 ft.	20 ft.	none	N/A	none
Lot Depth	none	none	none	none	none	N/A	none
Front Lot Line	25 ft.	25 ft.	25 ft.	10 ft.	10 ft.	N/A	10 ft.

Note: [1] This regulation may be superceded by an Impact Mitigation Plan in IR zone.

Lots for cottage clusters may be created in the RM1 zone that are:

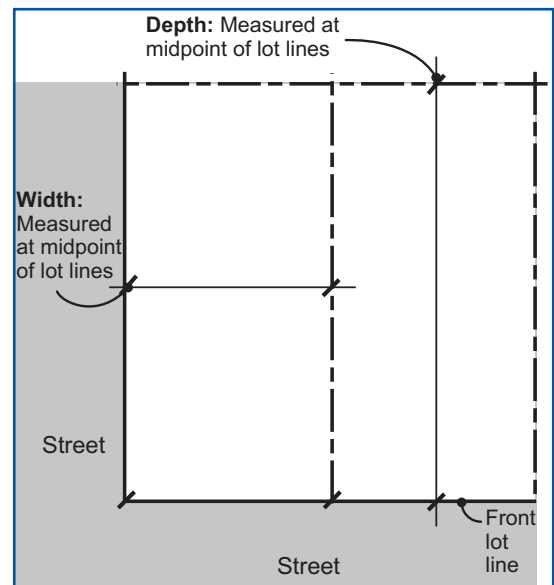
5,000 - 40,000 sq. ft. area, 36 ft. width, 70 ft. depth, 30 ft. front lot line.

Measuring minimum lot dimensions in multi-dwelling zones

Minimum lot area – Lots must comply with the minimum lot area standard for the type of development proposed.

Minimum lot width and depth – Lot width and depth are measured at the midpoint of opposite lot lines.

Minimum front lot line – This standard regulates the amount of frontage that a lot has on a street. If the lot is on a corner, the front lot line is the shorter of the two lot lines that abut a street. If the two lot lines are the same length, the applicant may choose the front lot line.



All information is subject to change.