

For all cities listed below, the regulations noted apply citywide.
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City	Maximum Height and/or Number of Stories	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Maximum Impervious Cover	Maximum Building Coverage	Maximum FAR (Floor-to-area-ratio)*	Height or Density Bonuses	Max. FAR & Max. square footage allowed on 7000 sq ft lot
Austin, TX <u>Zoning Districts</u> • SF-2 and SF-3 – Min lot size of 5750 sq ft	35 feet	25 feet	15 feet	• 5 feet or • 15 feet for street side yard	45%	40%	none	none	none
Dallas, TX <u>Zoning Districts</u> • R-5(A) – Min lot size of 5000 sq ft • R-7.5(A) – Min lot size of 7500 sq ft • R-10(A) – Min lot size of 10,000 sq ft No SF lots smaller than 5000 sq ft permitted.	30 feet	• R-5(A) – 20 feet • R-7.5(A) – 25 feet • R-10(A) – 30 feet	• R-5(A) and R-7.5(A) – 5 feet • R-10(A) – 6 feet	• 5 feet or • 15 feet for street side yard	Still under review	45% for residential structures; 25% for nonresidential structures Note: 1. Above ground parking structures are included in lot coverage calculations; 2. Surface parking lots and underground parking structures are not.	none	none	none
In the City of Dallas, neighborhoods may petition to the City Council to have a Neighborhood Stabilization Overlay (NSO) apply to their requested area. The Neighborhood Stabilization Overlay prescribes more restrictive site development regulations for front, side and corner yard setbacks; garage placement; and height than those applied citywide.									
San Antonio, TX <u>Zoning Districts</u> • R-3 – Min lot size of 3000 sq ft • R-4 – Min lot size of 4000 sq ft • R-5 – Min lot size of 5000 sq ft • R-6 – Min lot size of 6000 sq ft Next smallest min lot size allowed above 6000 sq ft is 20,000 sq ft.	35 feet and 2.5 stories	• R-3 regs stil under review • 10 feet in R-4, R-5 and R-6	• R-3 regs stil under review • R-4 – 10 feet • R-5 – 10 feet • R-6 – 20 feet	• R-3 regs stil under review • no minimum in R-4, R-5 and R-6	Still under review	none? Still under review	none	For every additional 1 ft of side (both sides) and rear setback provided beyond the min. required, an additional 2 ft of height is allowed. COA staff confirming this development bonus.	none

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El Paso, TX <u>Zoning Districts</u> • R-2 – Min lot size of 10,000 sq ft • R-2A – Min lot size of 8000 sq ft • R-3 – Min lot size of 6000 sq ft • R-3A – Min lot size of 5000 sq ft • R-4 – Min lot size of 6000 sq ft • R-5 – Min lot size of 4500 sq ft	2.5 stories	• R-2 – 30 feet • R-2A – 30 feet • R-3 – 25 feet • R-3A, R-4, R-5 – 20 feet	• R-2 – 30 feet • R-2A – 30 feet • R-3, R-3A, R-4, R-5 – 25 feet	• R-2 – 10 feet or 15 feet for street side yard • R-2A – 8 feet or 15 feet for street side yard • R-3, R-3A, R-4, R-5 – 5 feet or 10 feet for street side yard	none	none	none	none	none
Fort Worth, TX <u>Zoning Districts</u> • AR – Min lot size of 3500 sq ft • A-5 – Min lot size of 5000 sq ft • A-7.5 – Min lot size of 7500 sq ft • A-10 – Min lot size of 10,000 sq ft	35 feet	• 25 feet in A-10 • 20 feet in AR, A-5 and A-7.5	• 10 feet in A-10 • 5 feet in AR, A-5 and A-7.5	• 5 feet in A-5, A-7.5, and A-10 • 10 feet adjacent to side street in A-5, A-7.5, and A-10 • In AR, one side 10 feet, the other parallel side 0 feet. >> COA staff still researching this regulation. • In AR, 10 feet adjacent to side street. >> COA staff still researching this regulation.	Still under review	• AR – Still under review • A-5 – 50% • A-7.5 – 45% • A-10 – 40%	none	none	none

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Alamo Heights, TX Zoning Districts • SF-A – Min lot size of 8400 sq ft • SF-B – Min lot size of 7500 sq ft	2.5 stories, not to exceed 35 feet	• SF-A – 30 feet • SF-B – 25 feet	• SF-A – 35 feet • SF-B – 25 feet	• The total of the two side yards must be at least 25% of the average width of the lot, with a minimum total of at least 15 feet. • The total of the two side yards cannot exceed 30 feet. • No single side yard shall be less than 5 feet in width.	<i>Still under review</i>	35%	none	none	none
Terrell Hills, TX Terrell Hills has only one single-family zoning district (zone district A). Minimum lot size is 12,000 sq ft.	35 feet and 2.5 stories	• 20% of depth of lot but not less than 25 feet • Also, house be no nearer to street than front line of existing houses in same block.	10 feet	• 10 feet or • 20 feet for street side yard	none? <i>Still under review</i>	none? <i>Still under review</i>	none	none	none

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<p>Houston, TX</p> <p>Houston does not have zoning use districts but does have site development regulations.</p> <p>The minimum lot size permitted in an urban area (defined as the area included w/in and bounded by Interstate Hwy 610 and any other area so designated by the Council) is 3,500 sq ft. Under certain conditions, lots may be smaller than 3,500 sq ft but no less than 1,400 sq ft.</p> <p>The minimum lot size permitted in a suburban area (those areas not designated as "urban"), is 5000 sq ft for lots with wastewater collection. Under certain conditions, lots may be smaller than 5000 sq ft but no less than 1,400 sq ft.</p>	<p>none</p>	<p>Houston has varying setbacks based on the type of street on which a property fronts.</p> <ul style="list-style-type: none"> In urban areas, 5-10 feet In urban areas, 17 feet for garages and carports In suburban (not defined as urban) areas, 0-25 feet 	<ul style="list-style-type: none"> COA staff still researching rear setbacks in urban areas. Possibly no minimum. In suburban areas, 10 feet 	<ul style="list-style-type: none"> COA staff still researching side setbacks in urban areas. Possibly no minimum. In suburban areas, 10 feet 	<ul style="list-style-type: none"> For lots less than 5000 sq ft, there is an open space requirement in order to decrease the lot size. The smaller the lot, the more open space required. For 4999 sq ft lot in a suburban area, 100 sq ft of open space is required. For the same lot in an urban area, no open space is required. For a 3499 sq ft lot in a suburban area, 400 sq ft of open space is required. For the same lot in an urban area, 240 sq ft of open space is required. For lots greater than 3500 sq ft in urban areas, there is no building coverage limit. For urban lots allowed to be 1400 - 3500 sq ft, lots have a maximum building coverage limit of 60% or 75%, dependent upon other subdivision requirements. COA staff still researching building coverage in suburban areas. 	<p>none</p>	<p>none</p>	<p>none</p>	

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Portland, OR <u>Zoning Districts</u> • R5 – Min lot size of 3000 sq ft and max of 8500 sq ft • R7 – Min lot size of 4200 sq ft and max of 12,00 sq ft • R10 – Min lot size of 6000 sq ft and max of 17,000 sq ft • R20 – Min lot size of 12,000 sq ft and max of 34,500 sq ft	• Generally, 30 feet and 2 stories in R5, R7, R10 and R20 • In the R5, R7, and R10 zones, if a lot is created through a subdivision which occurred after July 1, 2002, max height allowed is 1.2 times the width of the structure, up to 30 feet on lots in the R5, R7, and R10 zones that do not meet the minimum lot width requirement. >> COA staff still researching this provision regarding height for lots created after July 1, 2002.	• R5 – 10 feet • R7 – 15 feet • R10 & R20 – 20 feet	• R5 & R7 – 5 ft • R10 & R20 – 10 feet • None if abutting an alley • If a site is split between more than one base zone and a building is proposed that will cross an internal lot line that is also a zoning line, no setbacks are required from that lot line.	• R5 & R7 – 5 ft • R10 & R20 – 10 feet • None if abutting an alley • The lot in front of a flag lot may reduce its side building setback along the flag pole lot line to 3 feet. • If a site is split between more than one base zone and a building is proposed that will cross an internal lot line that is also a zoning line, no setbacks are required from that lot line.	none for SF zoning districts (impervious cover limits in MF districts)	• For lots b/t 3000 through 4999 sq ft, max building coverage allowed is 1500 sq ft plus 37.5% of lot area over 3000 sq ft • For lots b/t 5000 through 20,000 sq ft, max building coverage allowed is 2250 sq ft plus 15% of lot area over 5000 sq ft	none	none	none

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<p>Seattle, WA</p> <p><u>Zoning Districts</u></p> <ul style="list-style-type: none"> • SF 5000 – Min lot size of 5000 sq ft • SF 7200 – Min lot size of 7200 sq ft • SF 9600 – Min lot size of 9600 sq ft <p>The smallest min lot size allowed under 5000 sq ft is 2500 sq ft.</p>	<ul style="list-style-type: none"> • The greater of 30 feet or the average height of the two adjacent SF family structures if one or both of the adjacent structures exceed 30 ft • If the lot is less than 30 ft wide, the greater of 25 feet or the average height of the two adjacent single-family structures, but not to exceed 30 feet. • Additional height is permitted for sloped lots, at the rate of one foot for each six percent of slope <p><i>COA staff still researching height regulations.</i></p>	<ul style="list-style-type: none"> • Either the average of the front yards of the SF structures on either side or 20 feet, whichever is less • Lots meeting certain slope requirements have setback requirements different than the 20 feet noted above. • For through lots, each yard abutting a street, except a side yard, shall be a front yard. Rear yard requirements shall not apply to the lot. 	<ul style="list-style-type: none"> • If a lot is less than 125 feet deep, min. rear yard setback is 20% of the lot depth but not less than 10 feet. • When the required rear yard abuts upon an alley along a lot line, the centerline of the alley between the side lot lines extended shall be assumed to be a lot line for purposes of the provision of rear yard and the determination of lot depth; provided, that at no point shall the principal structure be closer than 5 feet to the alley. • When a lot in any single-family zone abuts at the rear lot line upon a public park, playground or open water, not less than 50 feet in width, the rear yard need not exceed the depth of 20 feet. 	<p>5 feet</p> <p>In the case of a reverse corner lot, the key lot of which is in a single-family zone, the width of the side yard on the street side of the reversed corner lot shall be not less than 10 feet.</p> <p>When the side yard of a lot borders on an alley, a single-family structure may be located in the required side yard, provided that no portion of the structure may cross the side lot line.</p>	<p>none?</p> <p><i>Still under review</i></p>	<p>none?</p> <p><i>Still under review</i></p>	<p>none</p>	<p>none</p>	<p>none</p>

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Sacramento, CA <u>Zoning Districts</u> • R-1 and R-1A – Min lot size of 5200 sq ft for an interior lot and 6200 sq ft for a corner lot. Min lot dimensions are 52 ft by 100 ft for interior lots and 62 ft by 100 ft for corner lots. • R-1B – No min lot size	35 feet				<i>Still under review</i>		none	none	none
San Jose, CA <u>Zoning Districts</u> • R-1-8 – Min lot size of 5445 sq ft • R-1-5 – Min lot size of 8000 sq ft No SF lots smaller than 5445 sq ft permitted and next smallest min lot size allowed above 8000 sq ft is A16000 sq ft.	35 feet and 2.5 stories				<i>Still under review</i>		none	none	none

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Fullerton, CA <u>Zoning Districts</u> • R1-6 – Min lot size of 6000 sq ft • R1-7.2 – Min lot size of 72000 sq ft • R1-8 – Min lot size of 8000 sq ft • R1-8.5– Min lot size of 8500 sq ft • R1-9 – Min lot size of 9000 sq ft • R1-10 – Min lot size of 10,000 sq ft • Next smallest min lot size allowed above 10,000 sq ft is 12,000 sq ft.	In R-1 and R-2, • 20 ft above natural grade for one-story structures • 30 ft above natural grade for two-story structures Conditional Use Permit may be approved for taller structures when avg natural grade of lot exceeds 25 %	• R1-6 and R1-7.2 – 15 feet • R1-8, R1-8.5, R1-9 and R1-10 – 20 feet • When adjacent properties have greater setbacks, minimum is the average of adjacent properties.	• For first floor, 15 feet • For second floor, 20 feet	5 feet	• R1-6 and R1-7.2 – 60% • R1-8, R1-8.5, R1-9 and R1-10 – 55%	none? <i>Still under review</i>	• In R-1 districts, if lot is 7200 sq ft or less, max FAR of 0.50 • In R-1 districts, if lot is 7201 - 10,000 sq ft, max FAR of 0.45 • In R-1 districts, building area of second story is limited to 70 % of the building area contained on the first floor. • There is no FAR regulation in the R-2 zones. FAR is defined as the ratio of the gross building area (not including carports and basements) to the total lot area.	Site development bonuses (e.g., greater height, reduction in lot size or setback, etc.) may be available if certain amounts of affordable housing are provided per Code.	• Max FAR of 0.50 • Max of 3500 sq ft gross building area
Miami Beach, FL	• For one-story home on lot less than 10,000 sq feet, 18 feet • Otherwise, 25 feet or 50% of lot width, whichever is greater, up to 33 feet and 3 stories			<i>Still under review</i>			none, but additions are administratively reviewed to ensure that they are compatible with scale of existing building >> COA staff still researching these administrative reviews.	none	none

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<p>Greenwich, CT</p> <p>** Regulations noted were adopted in response to concerns about new homes being constructed out of scale with existing neighborhood.</p> <p><u>Zoning Districts</u></p> <ul style="list-style-type: none"> • R-7 – Min lot size of 7500 sq ft (comparable to COA zone SF-2 in that only one dwelling unit allowed) • R-6 – Min lot size of 7500 sq ft (comparable to COA zone SF-3 in that duplex allowed) • R-MF – (multifamily district but allows both SF and MF uses, including duplex) Min lot size of 3600 sq ft <p>No SF-zoned lots smaller than 7500 sq ft permitted and next smallest min SF-zoned lot size allowed above 7500 sq ft is 12,000 sq ft.</p>	35 feet and 2.5 stories			Still under review			<ul style="list-style-type: none"> • In R-7 zones, max FAR = 0.36 • In R-6 zones, max FAR = 0.55 • In R-MF zones, max FAR = 0.60 <p>FAR is the ratio of the aggregate gross floor area of all of the buildings on a lot (including all accessory structures having walls and a roof, such as pool houses, sheds, and detached garages) to the total area of the lot.</p>	none	<ul style="list-style-type: none"> • Max FAR of 0.55, if applying same FAR applicable to R6 (7500 sq ft min lot which allows duplexes) • Max of 3850 sq ft

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<p>Scarsdale, NY</p> <p>** Regulations noted were adopted in response to concerns about new homes being constructed out of scale with existing neighborhood.</p> <p><u>Zoning Districts</u></p> <ul style="list-style-type: none"> • A-5 – Min lot size of 5000 sq ft • A-4 – Min lot size of 7500 sq ft • A-3 – Min lot size of 10,000 sq ft • C – Min lot size of 5000 sq ft (allows condos and all A district uses) 	<ul style="list-style-type: none"> • In A districts, max of 35 ft in A districts with no story less than 9 feet in height • In C districts, max of 4 stories and 46 feet with no story less than 9 feet in height 				<p><i>Still under review</i></p>		<ul style="list-style-type: none"> • For lots 4,999 sq ft or less, max FAR of 0.43 • For lots b/t 5000 and 9,999 sq ft, max FAR of 0.43 minus 0.016 for every 1,000 sq ft or part thereof in excess of 5000 sq ft <ul style="list-style-type: none"> > For 5750 sq ft lot, FAR = 0.418 > For 7000 sq ft lot, FAR = 0.398 • For lots b/t 10,000 and 14,999 sq ft, max FAR of 0.35 minus 0.012 for every 1,000 sq ft or part thereof in excess of 10,00 sq ft <ul style="list-style-type: none"> > For 10,000 sq ft lot, FAR = 0.43 or 0.35 >> <i>COA staff still researching this FAR limit since conflicting information was found.</i> 	<ul style="list-style-type: none"> • For each additional foot that a house is set back beyond the minimum required side yard, an additional 100 square feet of floor area above the maximum permitted FAR on that lot is permitted, with a max. of 400 sq ft for A-4 and A-5 lots and a max. of 700 sq ft for A-3 lots. • The bonus floor area must be added to the rear of the existing house if it is an addition to an existing home and the addition must comply with the max. height, max. lot coverage, and max. setback requirements of the Code. • There are also Design Review Guidelines for homes in Residence A Districts to help guide the Board of Architectural Review when considering variance requests to exceed the max. FAR allowed in the Code. 	<ul style="list-style-type: none"> • Max FAR of 0.398 • Max of 2786 sq ft gross residential area

*Floor Area Ratio (FAR) is a measurement of the square footage of a building and the square footage of the land on which the building sits. It is generally defined as the total gross area of a building on a lot divided by the area of the lot. Various cities calculate gross building area and FAR differently.