



# Zone Summary

## Residential House-Scale Zones

RR	Residential House-Scale (R) zone category includes single-family detached houses, duplexes, small multiplexes, cottages, townhouses, and accessory dwelling units. If there is a number in the zone name represents how many units per lot are allowed under base entitlements. Additional units can be achieved through a preservation incentive. In R4 additional units can also be achieved through participation in the affordable housing bonus program. The R4 zone is the least-intense missing middle zone that is mapped in the transition areas. R1 and R2C are zones that allow housing on small lots.
LA	
R1	
R2A	
R2B	
R2C	
R3	
R4	

## Residential Multi-Unit Zones

RM1	Residential Multi-Unit (RM) zone category covers a diverse set of zone districts that include three to four-story detached buildings, multi-story residential buildings, and residential manufactured homes. These zones allow transition between lower-intensity residential and higher-intensity zones. The RM1 zone is the most intense missing middle zone that is mapped in the transition areas. RM1 allows 6 units per lot with additional units allowed through the affordable housing bonus program and the preservation bonus.
RM2	
RM3	
RM4	
RM5	

## Mixed-Use Zones

MU1	Mixed-Use (MU) zone category allows a horizontal and vertical mix of uses, including housing, office, and services. This zone category features the “-A” residential bonus: properties that do not have a residential entitlement today can add dwelling units only by providing income-restricted housing units. MU5 zones have the same site development standards but allow different uses. MU5A prioritizes housing and uses that serve people along corridors.
MU2	
MU3	
MU4	
MU5A	
MU5B	

## Main Street Zones

MS2A	Main Street (MS) zone category requires a ground-floor pedestrian activity use with a mix of allowed uses above, creating a vertical mix of uses along corridors and activity hubs to increase walkability. These zones, served by transit, provide housing and convenient access to employment, amenities, and services for residents. MS2 zones have the same site development standards but allow different uses.
MS2B	
MS3	

# Zone Summary

## Regional Center Zones

- CC  Regional Center Zones are intended for areas identified in the Comprehensive Plan as centers that include jobs and housing. These zones are primarily found downtown and are the most intense mixed-use zones available.
- DC 
- UC 

## Commercial and Industrial Zones

- CR  Commercial and Industrial Zones include uses related to recreation, office, service, storage and warehousing of goods, the manufacturing of goods, research related uses, and other similar uses.
- IF 
- IG 
- IH 
- R&D 

## Other Zones

- P  The Other Zones include the following uses: agriculture, airport related services, conservation lands, former Title 25, publicly owned land, parks, specific regulating districts, and planned unit developments.
- AV 
- PR 
- CL 
- AG 
- PUD 
- ERC 
- NBG 
- TOD 
- F25 