

**Mixed Income Housing Development Bonuses  
in MF-1(A), MF-2(A), MF-3(A), MU-1, MU-2, and MU-3 Districts  
and Chapter 51 and SAH Equivalents - Rental Only  
Quick Reference Chart (Ordinance approved March 27, 2019)**

Last updated: 4/11/2019

**Note:** See individual zoning districts in **Chapter 51A-4.116** and **Chapter 51A-4.125** for details of development bonus, **Chapter 51A-4.1100** for additional regulations, and **Chapter 20A-II** for compliance.

**Procedures**

- Comply with Article 20A-II - Mixed Income Housing and Div. 51A-4.1100 Mixed Income Housing.
- Meet with Department of Housing and Neighborhood Revitalization to obtain verification of Market Value Analysis and to discuss bonus requirements.
- Apply for building permit and file a restrictive covenant for an affordability period of 20 years for the required percentage of reserved units prior to permit issue.
- Use the bonus to build to required standards.
- Apply for a certificate of occupancy.
- Follow tenant selection, eligibility, rent and income limits, fair housing marketing requirements, etc. as required.
- Remain in compliance for the entire affordability period.

**Design requirements**

- In general: prioritize pedestrians and follow design principles compatible with the City's Complete Streets program.
- Follow additional regulations relating to fencing, parking location and design, transparency, and ground floor doorways
- Include wide sidewalks, pedestrian lighting, open space.
- See Div. 51A-4.1100 for design standard details.

MF-1(A) and MF-2(A) Districts								
	Base	MVA Category A, B, C			MVA Category D, E, F			MVA Cat. G, H, I
Percentage of units reserved at percentage of median income	no requirement	5% at 51%-60%	5% at 51-60% & 5% at 61-80%	5% at 51-60% & 5% at 61-80% & 5% at 81-100%	5% at 61-80%	10% at 61-80%	10% at 61-80% & 5% at 81-100%	5% at 81-100%
Setbacks	10-15'	Urban form setback of 10' for all portions of the building above 45' in height						
Density	none	no changes						
Floor area ratio	none	no changes						
Height	36'	51'	66'	85'	51'	66'	85'	85'
Max stories	no max	no changes						
Lot coverage	60%	80%	80%	85%	80%	80%	85%	85%
Min lot area/unit	varies	remove requirements						
Res. Prox. Slope	required	no changes						
Parking	1 per bedroom	1.25 spaces per unit. Of the required parking, at least 15 percent must be available for guest parking. No additional parking is required for accessory uses that are limited principally to residents.						
Transit Oriented Development		Max lot coverage of 85 percent. One parking space per unit. Of the required parking, at least 15 percent must be available for guest parking.						

MF-3(A) Districts								
	Base	MVA Category A, B, C			MVA Category D, E, F			MVA Cat. G, H, I
Percentage of units reserved at percentage of median income	no requirement	5% at 51%-60%	5% at 51-60% & 5% at 61-80%	5% at 51-60% & 5% at 61-80% & 5% at 81-100%	5% at 61-80%	10% at 61-80%	10% at 61-80% & 5% at 81-100%	5% at 81-100%
Setbacks		10-20 setbacks, Urban form: 20', Tower spacing: 30'						
Density	90	100	120	150	100	120	150	150
Floor area ratio	2.0	maintain requirements; apply to non-residential only						
Height	90'	90	105	120	90	105	120	120
Max stories	no max	no changes						
Lot coverage	60%	80%	80%	85%	80%	80%	85%	85%
Min lot area/unit	varies	remove requirements						
Res. Prox. Slope	required	no changes						
Parking	1 per bedroom	1.25 spaces per unit. Of the required parking, at least 15 percent must be available for guest parking. No additional parking is required for accessory uses that are limited principally to residents.						
Transit Oriented Development		Max lot coverage of 85 percent. One parking space per unit. Of the required parking, at least 15 percent must be available for guest parking.						

MU-1 District								
	Base	MVA Category A, B, C			MVA Category D, E, F			MVA Cat. G, H, I
Percentage of units reserved at percentage of median income	no requirement	5% at 51%-60%	5% at 51-60% & 5% at 61-80%	5% at 51-60% & 5% at 61-80% & 5% at 81-100%	5% at 61-80%	10% at 61-80%	10% at 61-80% & 5% at 81-100%	5% at 81-100%
Setbacks	0-20'	no changes						
Density	15-25	current + 65= 80 to 90	current + 80= 95 to 105	current + 105= 120 to 130	current + 65= 80 to 90	current + 80= 95 to 105	current + 105= 120 to 130	current+105= 120 to 130
FAR (total dev)	0.8-1.1	Remove FAR requirement for residential uses						
Height	80-120	no change						
Stories	7-9	no change						
Lot coverage	80%	no change						
Min lot area/unit	n/a	no change						
Res. Prox. Slope	required	no changes						
Parking	1 per bedroom	Residential uses: 1.25 spaces per unit. Of the required parking, at least 15 percent must be available for guest parking. No additional parking is required for accessory uses that are limited principally to residents. All other uses parked per code.						
Transit Oriented Development		Additional 15 units/acre on density and max lot coverage of 85%. One parking space per unit. Of the required parking, at least 15 percent must be available for guest parking.						
Note		Projects must include residential uses to be eligible for incentive zoning.						

MU-2 District								
	Base	MVA Category A, B, C			MVA Category D, E, F			MVA Cat. G, H, I
Percentage of units reserved at percentage of median income	no requirement	5% at 51%-60%	5% at 51-60% & 5% at 61-80%	5% at 51-60% & 5% at 61-80% & 5% at 81-100%	5% at 61-80%	10% at 61-80%	10% at 61-80% & 5% at 81-100%	5% at 81-100%
Setbacks	0-20'	no changes						
Density	50-100	current + 40 = 90-140	current + 60 = 110-160	current + 80 = 130-180	current + 35 = 85-135	current + 55 = 105-155	current + 75 = 125-175	current + 75 = 125-175
FAR	1.6-2.25	Remove FAR requirement for residential uses						
Height	135-180	no change						
Stories	10-14	no change						
Lot coverage	80%	no change						
Min lot area/unit	n/a	no change						
Res. Prox. Slope	required	no changes						
Parking	1 per bedroom	Residential uses: 1.25 spaces per unit. Of the required parking, at least 15 percent must be available for guest parking. No additional parking is required for accessory uses that are limited principally to residents. All other uses parked per code.						
Transit Oriented Development		Additional 15 units of density and max lot coverage of 85 percent. One parking space per unit. Of the required parking, at least 15 percent must be available for guest parking.						
Note		Projects must include residential uses to be eligible for incentive zoning. Additional FAR for residential only.						

MU-3 District								
	Base	MVA Category A, B, C			MVA Category D, E, F			MVA Cat. G, H, I
Percentage of units reserved at percentage of median income	no requirement	5% at 51%-60%	5% at 51-60% & 5% at 61-80%	5% at 51-60% & 5% at 61-80% & 5% at 81-100%	5% at 61-80%	10% at 61-80%	10% at 61-80% & 5% at 81-100%	5% at 81-100%
Setbacks	0-20'	no change						
Density	none	no max unit density						
FAR	3.2-4.5	+1.0	+2.0	+3.0	+1.0	+2.0	+3.0	+3.0
Height	270	no change						
Stories	20	no change						
Lot coverage	80%	80%	85%	85%	80%	85%	85%	85%
Min lot area/unit	none	no change						
Res. Prox. Slope	required	no changes						
Parking	1 per bedroom	Residential uses: 1.25 spaces per unit. Of the required parking, at least 15 percent must be available for guest parking. No additional parking is required for accessory uses that are limited principally to residents. All other uses parked per code.						
Transit Oriented Development		FAR increased by 1 and max lot coverage of 90 percent. One parking space per unit. Of the required parking, at least 15 percent must be available for guest parking.						
Notes:		Additional FAR is added to the residential and total FAR only						