

# Code 101: Basic Concepts

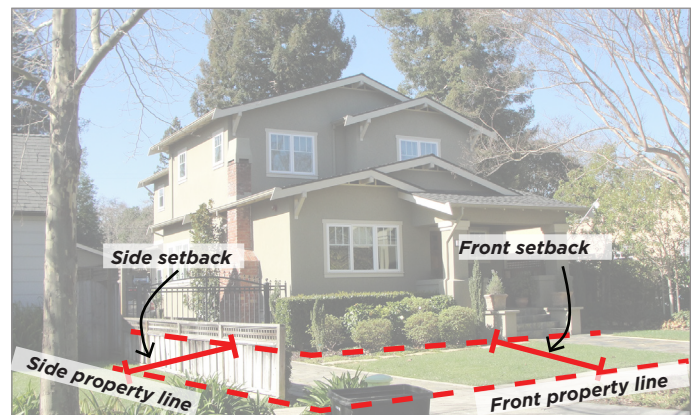
New to codes? Here are some important development standards you should know.

**Development standards provide dimensional limitations and requirements for new buildings.**

**Building Height** is the vertical distance between the base of the building and its highest point.



**Building Setback** is the distance between the property line and any structures on the property. The **yard** refers to the area between the structure and property line.



**Residential Density** is the number of residential units someone can build on a lot (measured in dwelling units per acre). Development codes most commonly limit maximum density, although some set a minimum density requirement as well.



3 dwelling units/acre (left) and 14 dwelling units/acre (right).  
"Visualizing Density" by J. Campoli.

**Floor Area Ratio (FAR)** is the ratio of the building floor area divided by the total site area. It is used as a tool to conceptualize building volume or "bulk".

