

## 23-4D-5090 Main Street 2B (MS2B) Zone

- (A) **Purpose.** Main street 2B (MS2B) zone is intended to provide housing and convenient access to services and amenities for nearby residents in a medium-intensity urban main street environment with active frontages located near transit along a neighborhood edge, along corridors, or in neighborhood nodes served by transit.
- (B) **Overview.** This zone allows multi-unit residential, office, service, and a broad array of retail uses in attached block-scale buildings. It can be summarized as:
- (1) not eligible for affordable housing bonus program; and
  - (2) the compatibility effects in this zone may require additional setbacks triggered or height stepbacks by residential house-scale.
- (C) **Requirements.** A lot zoned main street 2B shall comply with the requirements of this subsection, which are established in the following tables:
- (1) Table (A) (Lot Size and Intensity);
  - (2) Table (B) (Building Placement);
  - (3) Table (C) (Building Form);
  - (4) Table (D) (Height);
  - (5) Table (E) (Encroachments);
  - (6) Table (F) (Parking);
  - (7) Table (G) (Frontages);
  - (8) Table (H) (Impervious Cover); and
  - (9) Table (I) (Open Space).



MS2B

**Table 23-4D-5090(A) Lot Size and Intensity**

Allowed Use	Lot		
	Dwelling Units Per Acre (max.)		Area (min.)
	Base Standard	Width (min.)	
Duplex	18	40'	5,000 sf
Live/Work	24	18'	1,800 sf
Multi-Family	N/R	18'	1,800 sf
Townhouse <sup>1</sup>	24	18'	1,800 sf
Work/Live	24	18'	1,800 sf
Other Allowed Uses	—	N/R	1,800 sf

<sup>1</sup> Shall be built in a run with a minimum of 3 attached buildings. Entire run shall not exceed 75' in length.

Figure 23-4D-5090(1) Building Placement Diagram

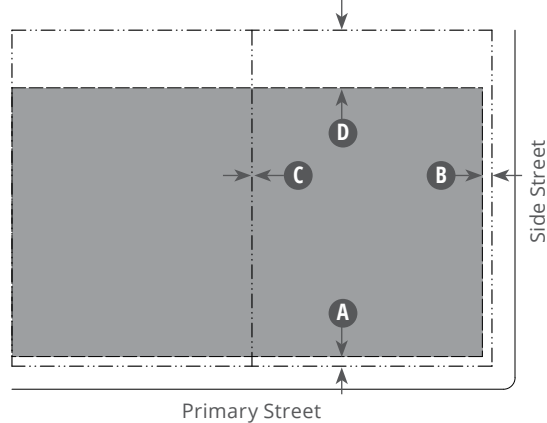
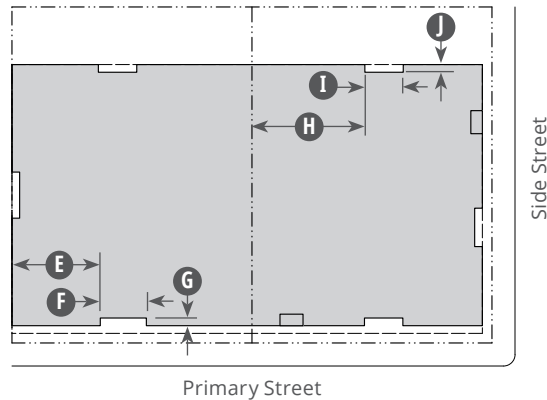


Figure 23-4D-5090(2) Building Form Diagram



**Key for Diagrams**

--- ROW / Lot Line  
 ■ Buildable Area

--- Building Setback Line  
 ■ Building Footprint

**Table 23-4D-5090(B) Building Placement**

(1) Setback (Distance from ROW / Lot Line)	Front A	Side St. B	Side C	Rear D
Minimum	5'	5'	0'	5'
Maximum	10'	10'	N/R	N/R

**(2) Additional Setback**

Where street right-of-way, public easement, or utilities easement is required, additional setback and/or easement shall be provided.

**(3) Compatibility Setback**

(a) Where a portion of a building is across an alley less than 20 feet in width from a property zoned Residential House-Scale; or is adjacent to a property zoned Residential House-Scale. Then minimum setbacks shall be provided along the alley or shared lot line that comply with subsections (b) and (c).

(b) Compatibility Setback	Side			
	Front A	St. B	Side C	Rear D
For lots ≤ 75' wide	10'	10'	15'	30'
For lots > 75' wide	10'	10'	20'	30'

(c) Where a compatibility setback is required along a side or rear lot line, then a landscape buffer shall be provided that complies with Section 23-4E-4090 (Intermittent Visual Obstruction Buffer).

**Table 23-4D-5090(C) Building Form**

**(1) Building Articulation on Additions and New Construction**

Articulation is required for three facades of a building.

**(2) Primary Street Facade(s), All Stories**

Facade length without articulation (max.)	200'	E
Articulation length (min.)	24'	F
Articulation depth (min.)	4'	G

**(3) Other Facades, All Stories**

Facade length without articulation (max.)	60'	H
Articulation length (min.)	24'	I
Articulation depth (min.)	4'	J

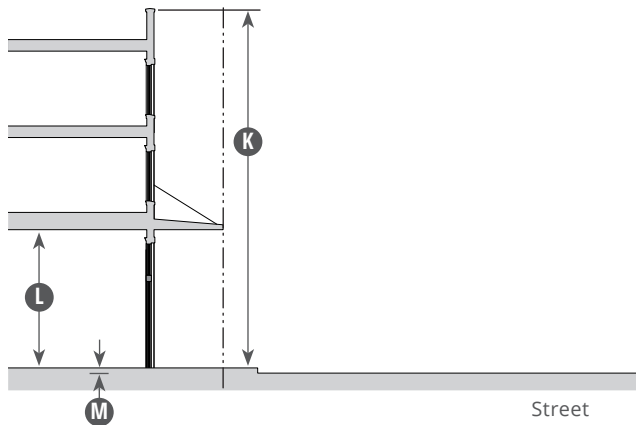
**(4) Net Frontage defined by Building Facade**

Location	Net Frontage
Front	75% min.
Side St.	75% min.

**Key for Tables**

A = Allowed      — = Not Allowed      N/R = No Requirement

**Figure 23-4D-5090(3) Building Height Diagram**



**Key for Diagrams**

- ROW / Lot Line
- Building Setback Line

**Table 23-4D-5090(D) Height**

<b>(1) Primary Building</b>		
Overall (max.)	45'	<b>K</b>
<b>(2) Accessory Building</b>		
To Top Plate (max.)	22'	
Overall (max.)	28'	
<b>(3) Accessory Structure</b>		
Overall (max.)	12'	

**(4) Compatibility Height Stepback**

- (a) Building height stepbacks are required where a portion of a building is located:
- (i) across an alley less than 20 feet in width, from a property zoned Residential House-Scale;
  - (ii) across a **right-of-way** less than 60 feet in width from a property zoned Residential House-Scale; or
  - (iii) adjacent to a property zoned Residential House-Scale.
- (b) Where a building height stepback is required, then the overall height of buildings shall comply with subsection (c).
- | Distance from the lot line of the triggering property: | Overall height shall not exceed: |
|--|----------------------------------|
| ≤ 25'  | 18'                              |
| 25' - 50'  | 35'                              |
| > 50'  | Set by zone standards            |

**Table 23-4D-5090(D) Height (continued)**

<b>(5) Primary Building, Ground Floor</b>		
Floor-to-Ceiling Height <sup>1</sup>	14' min.	<b>L</b>
Finish Floor Height Above Curb for ground floor residential use within 10' of a street right-of-way <sup>1, 2, 3</sup>	18" min.	<b>M</b>

<sup>1</sup> Buildings existing at the time of adoption of this Land Development Code and additions to those buildings are exempt.

<sup>2</sup> Primary buildings are exempt on lots where the existing grading slopes down and away from the street.

<sup>3</sup> Does not apply to lobbies used to access residential units or amenity areas accessible to residential units.

**Key for Tables** — = Not Allowed

Figure 23-4D-5090(4) Encroachments Diagram

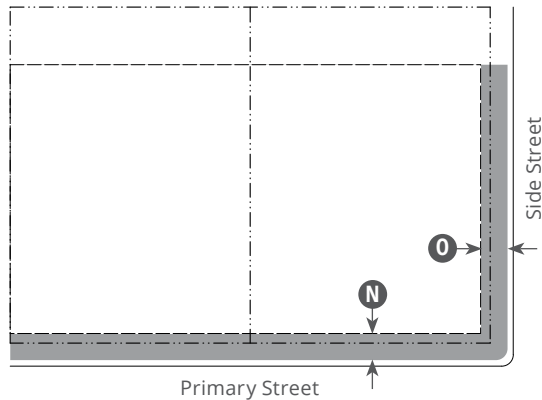
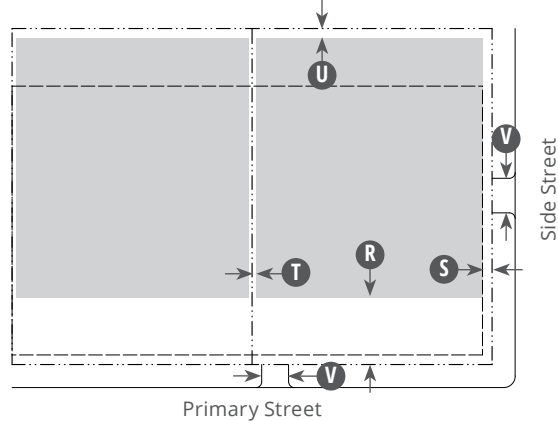


Figure 23-4D-5090(5) Parking Placement Diagram



**Key for Diagrams**

- ROW / Lot Line
- Building Setback Line

- Encroachment
- Parking Area

Table 23-4D-5090(E) Encroachments

(1) Encroachment Type	Front (max.) N	Side St. (max.) O	Side (max.) P	Rear (max.) Q
Private Frontage				
Gallery <sup>1</sup>	14'	14'	—	—
Architectural Features	3'	3'	—	—

Ramp. When a ramp encroaches into a setback, then the ramp shall comply with Section 23-4E-7080 (Standards for Ramps Located Within Encroachments).

Encroachments are not allowed within a right-of-way, public easement, or utility easement.

<sup>1</sup> Galleries may encroach into the street right-of-way, subject to the approval of an encroachment agreement in compliance with Chapter 14-11 (Use of Right-of-Way).

**(2) Height Encroachments**

See Section 23-4E-7050 (Encroachments Above Maximum Height) for additional standards.

Table 23-4D-5090(F) Parking

**(1) Parking Requirements**

See Section 23-4D-5040 (Parking Requirements) for standards.

(2) Parking Setback	Front R	Side St. S	Side T	Rear U
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At-Grade and

Above-Grade 35' 5' 2' 5'

Below-Grade 5' 5' 0' 30'

**(3) Parking Driveway** ≤ 40 spaces > 40 spaces

Width 14' max. 18' max. V

Driveways may be shared between adjacent parcels.

When lot has adjacent alley with a right-of-way width of 20' or greater, parking must be accessed only from the alley.

**Key for Tables**

- A = Allowed
- = Not Allowed
- N/R = No Requirement

**Table 23-4D-5090(G) Frontages**

(1) Private Frontage Type	Front	Side St.	Standards
Dooryard	A	A	23-4E-1070
Terrace	A	A	23-4E-1090
Lightwell <sup>1</sup>	A	A	23-4E-1100
Shopfront	A	A	23-4E-1110
Forecourt	A	A	23-4E-1080
Gallery	A	A	23-4E-1120

For non-residential uses, loading docks, overhead doors, and other service entries **must** be screened and not be located on primary street facades.

<sup>1</sup> Allowed only when necessary to accommodate grade change.

**(2) Pedestrian Access**

Pedestrian entrances must be provided at least every **75'** along ground floor street facade and side street facade.

**Table 23-4D-5090(H) Impervious Cover**

(1) Impervious Cover	% (max.)	Standards
Impervious Cover	80% <sup>2</sup>	23-3D-3
Building Cover	70%	

See Division 23-3D-3 (Impervious Cover) for additional standards.

<sup>3</sup>The maximum impervious cover may not be attainable due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project **must** reduce the impervious cover to comply with other requirements of this Title.

**Table 23-4D-5090(I) Open Space**

(1) Open Space Type	Width (min.)	Depth (min.)	Percentage (min.)
Common	15'	15'	5% gross site area

Common open space requirement may be met by ground floor, upper floor, and/or roof common open space.

Common open space requirements **must** not be met by open space provided in required front or side-street setbacks, except when provided as an open space as set forth in Division 23-4C-2 (Civic and Open Spaces).