

23-4D-5100 Main Street 2C (MS2C) Zone

- (A) **Purpose.** Main street 2C (MS2C) zone is intended to provide housing and convenient access to service, and amenities for nearby residents in a medium-intensity urban main street environment with active and residential 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 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 2C 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).



MS2C

Table 23-4D-5100(A) Lot Size and Intensity			
Allowed Use	Lot		
	Dwelling Units Per Acre (max.)		
	Base Standard	Width (min.)	Area (min.)
Duplex	18	40'	5,000 sf
Live/Work	24	18'	1,800 sf
Multi-Family	N/R	18'	1,800 sf
Townhouse ¹	24	18'	1,800 sf
Work/Live	24	18'	1,800 sf
Other Allowed Uses	—	N/R	1,800 sf

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

Figure 23-4D-5100(1) Building Placement Diagram

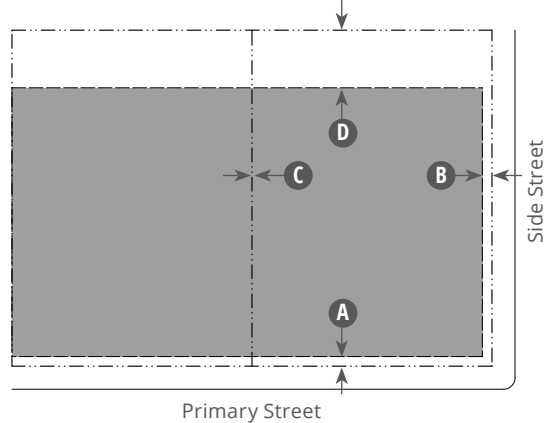
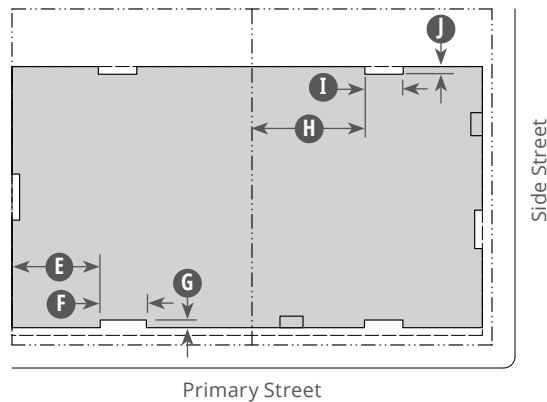


Figure 23-4D-5100(2) Building Form Diagram



Key for Diagrams

--- ROW / Lot Line
 ■ Buildable Area

--- Building Setback Line ■ Building Footprint

Table 23-4D-5100(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	Front A	Side 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-5100(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.

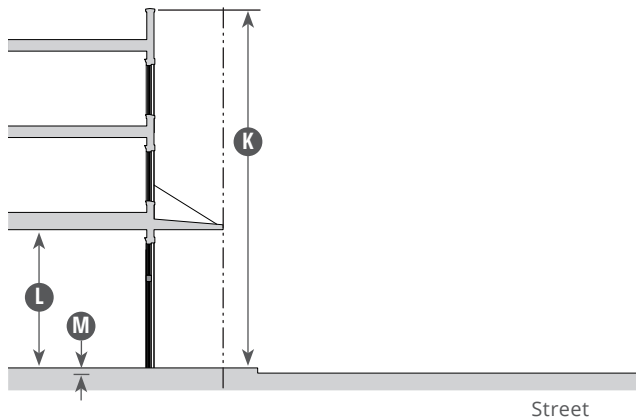
Key for Table B

A = Allowed

— = Not Allowed

N/R = No Requirement

Figure 23-4D-5100(3) Building Height Diagram



Key for Diagram

---ROW / Lot Line

Table 23-4D-5100(D) Height

(1) Primary Building		
Overall (max.)	45'	K
(2) Accessory Building		
To Top Plate (max.)	22'	
Overall (max.)	28'	
(3) Accessory Structure		
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
 - (ii) 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-5100(D) Height (continued)

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

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

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

³ Does not apply to lobbies used to access residential units or amenity areas accessible to residential units.

Addendum Change

Figure 23-4D-5100(4) Encroachments Diagram

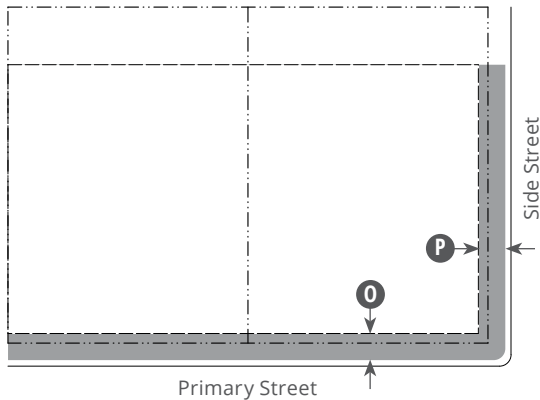
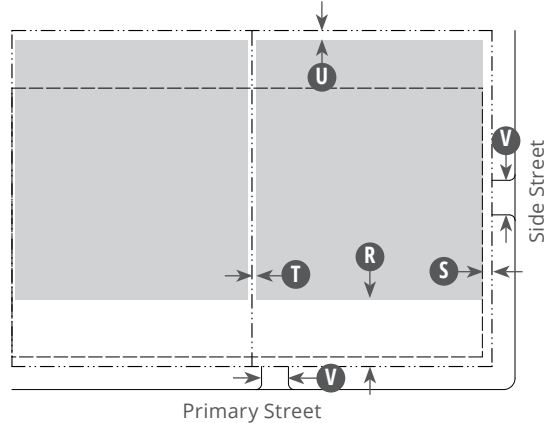


Figure 23-4D-5100(5) Parking Placement Diagram



Key for Diagrams

- ROW / Lot Line
- .- Building Setback Line

■ Encroachment

■ Parking Area

Table 23-4D-5100(E) Encroachments

(1) Encroachment Type	Front (max.) N	Side St. (max.) O	Side (max.) P	Rear (max.) Q
Private Frontage				
Gallery ¹	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 within a right-of-way, public easement, or utility easement require a license agreement or encroachment agreement.

¹ 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-5100(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
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-5100(G) Frontages

(1) Private Frontage Type	Front	Side St.	Standards
Terrace	A	A	23-4E-1090
Lightwell ²	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.

² 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-5100(H) Impervious Cover

(1) Impervious Cover	% (max.)	Standards
Impervious Cover	80% ¹	23-3D-3
Building Cover	70%	

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

¹The 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-5100(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).