

23-4D-5110 Main Street 3A (MS3A) Zone

- (A) **Purpose.** Main street 3A (MS3A) zone is intended to provide housing and convenient access to services and amenities for nearby residents in a high-intensity urban main street environment with active frontages located in regional centers, or along well-connected corridors served by frequent 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) 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 3A 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).



MS3A

23-4D-5110(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	24	18'	1,800 sf
Work/Live	24	18'	1,800 sf
Other Allowed Uses	—	N/R	4,000 sf

Key for Tables

A = Allowed

— = Not Allowed

N/R = No Requirement

Figure 23-4D-5110(1) Building Placement Diagram

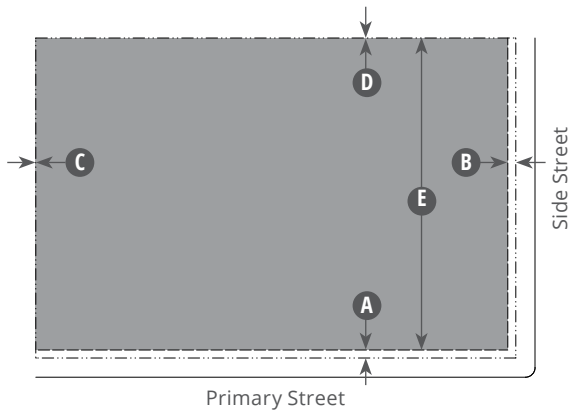
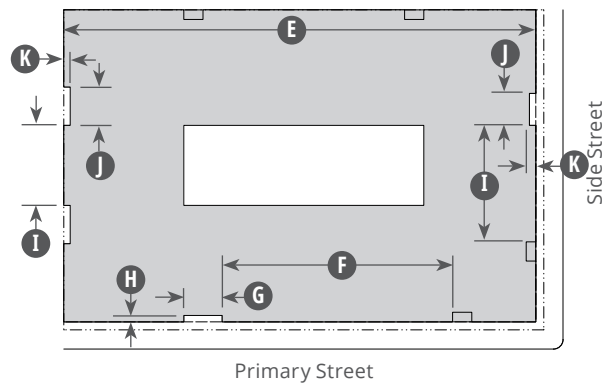


Figure 23-4D-5110(2) Building Form Diagram



Key for Diagrams

--- ROW / Lot Line
■ Buildable Area

--- Building Setback Line ■ Building Footprint

23-4D-5110(B) Building Placement

(1) Setback (Distance from ROW / Lot Line)	Front (A)	Side St. (B)	Side (C)	Rear (D)
Minimum	5'	5'	0'	0'
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	5'	5'	15'	30'
For lots > 75' wide	5'	5'	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-5110(C) Building Form

(1) Overall Building Envelope

Width (max.)	620' (E)
Courtyard with min. dimensions of 50' x 150' required when building length exceeds 260'	

(2) Building Articulation on Additions and New Construction

Articulation is required for three facades of a building.

(3) Primary Street Facade(s), All Stories

Facade Length without Articulation (max.)	200' (F)
Articulation Length (min.)	24' (G)
Articulation Depth (min.)	4' (H)

(4) Other Facades, All Stories

Facade Length without Articulation (max.)	60' (I)
Articulation Length (min.)	24' (J)
Articulation Depth (min.)	4' (K)

(5) Net Frontage defined by Building Facade

Location	Net Frontage
Front	90% min.
Side St.	75% min.

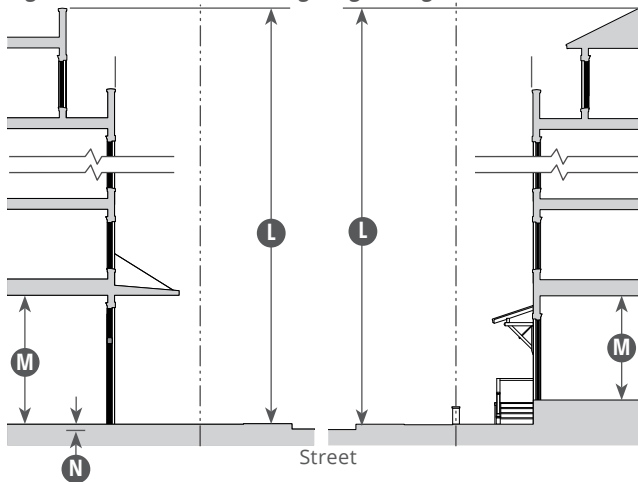
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Figure 23-4D-5110(3) Building Height Diagram



Key for Diagram

---ROW / Lot Line

⚡ Max. number of allowed stories may exceed diagram

Table 23-4D-5110(D) Height

(1) Primary and Accessory Building	Base		
	Standard	AHBP Bonus ¹	
Overall (max.)	60'	+25'	L
(2) Accessory Structure			
Overall (max.)	12'		

¹ To receive affordable housing bonus, a project must comply with Article 23-3E (Affordable Housing).

(3) Compatibility Height Stepback

- (a) Building height setbacks 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).

(c) Distance from the lot line of the triggering property:	Overall height shall not exceed:
≤ 25'	18'
25' - 50'	35'
50' - 100'	45'
> 100'	Set by zone standards

Table 23-4D-5110(D) Height (continued)

(4) Primary Building, Ground Floor		
Floor-to-Ceiling Height ²	14' min.	M
Finish Floor Height Above Curb for ground floor residential use within 10' of a street right-of-way ^{2, 3, 4}	18" min.	N

² Buildings existing at the time of adoption of this Land Development Code and additions to those buildings are exempt.

³ Primary buildings are exempt on lots where the existing grading slopes down and away from the street.

⁴ Does not apply to lobbies used to access residential units or amenity areas accessible to residential units.

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Figure 23-4D-5110(4) Encroachments Diagram

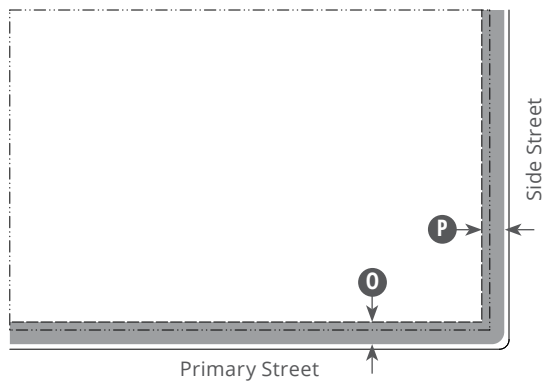
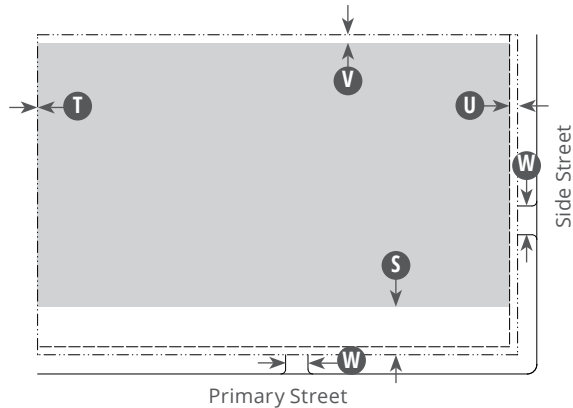


Figure 23-4D-5110(5) Parking Diagram



Key for Diagrams

- ROW / Lot Line
- Building Setback Line

■ Encroachment

■ Parking Area

Table 23-4D-5110(E) Encroachments

(1) Encroachment Type	Front (max.) O	Side St. (max.) P	Side (max.) Q	Rear (max.) R
Private Frontage				
Gallery ⁵	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.

⁵Galleries 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-5110(F) Parking

(1) Parking Requirements

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

(2) Parking Setback	Front S	Side St. T	Side U	Rear V
At-Grade	30'	5'	0'	5'
Above-Grade	30' ²	5'	0'	5'
Below-Grade	5'	5'	0'	0'

Parking structures may be exposed to a Side Street for a length of 120' max. so long as the parking structure maintains a pattern of fenestration that is consistent with that of the primary building.

²Buildings less than 150' in length are exempt from upper floor front parking setbacks.

(3) Parking Driveway

Width 25' max. W

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.

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Table 23-4D-5110(G) Frontages

(1) Private Frontage Type	Front	Side St.	Standards
Dooryard	A	A	23-4E-1070
Terrace ¹	A	A	23-4E-1090
Shopfront	A	A	23-4E-1110
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.

¹ 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-5110(H) Impervious Cover

(1) Impervious Cover	% (max.)	Standards
Impervious Cover	95% ¹	23-3D-3
Building Cover	90%	

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

See Section 23-4E-4080 (Functional Green) for additional standards for projects with impervious cover exceeding 80%.

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-5110(I) Open Space

(1) Open Space Type	Width (min.)	Depth (min.)	Percentage (min.)
Common	20'	20'	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).