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**23-4D-2100 Residential 2A (R2A) Zone**

- (A) **Purpose.** Residential 2A (R2A) zone is used to maintain existing patterns of corner duplexes, or to add housing capacity in areas without corner duplexes.
- (B) **Overview.** This zone allows primarily detached housing and accessory dwelling units, with duplexes allowed only on corner lots. It can be summarized as:
  - (1) not eligible for affordable housing bonus programs; and
  - (2) the compatibility effects of this zone do not require height setbacks or additional setbacks.
- (C) **Requirements.** Requirements. A lot zoned residential 2A 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) (Impervious Cover); and
  - (8) Table (H) (Open Space).



R2A

**Table 23-4D-2100(A) Lot Size and Intensity**

Allowed Use	Lot			Building
	Principal Dwelling Units per Lot (max.)			Size (max.)
	Base Standard	Width (min.)	Area (min.)	Base Standard The less restrictive shall apply between:
Single-Family	1	45'	5,000 sf	0.4 FAR or 2,300 sf
Single-Family Attached	1	25'	2,500 sf	0.4 FAR or 1,150 sf
Duplex	2	45'	5,000 sf	0.4 FAR or 2,300 sf
Other Allowed Uses	—	45'	5,000 sf	0.4 FAR
Accessory Allowed Use	Lot Size			Size (max.)
Accessory Dwelling Unit	5,000 to 6,999 sf			975 sf
Accessory Dwelling Unit	7,000 sf or greater			1,100 sf

Only one Accessory Dwelling Unit may be built and the total dwelling units per lot shall not exceed 2.

Accessory Dwelling Unit allowed with Single-Family and Single-Family Attached uses only.

Accessory Dwelling Unit size counts towards the principal use's FAR limit.

Preservation Incentive: Accessory Dwelling Unit does not count toward FAR limit when existing house (at least 10 years old) is preserved.

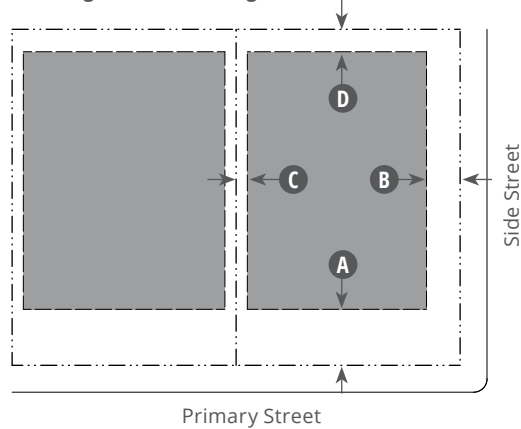
**Key for Tables**

A = Allowed

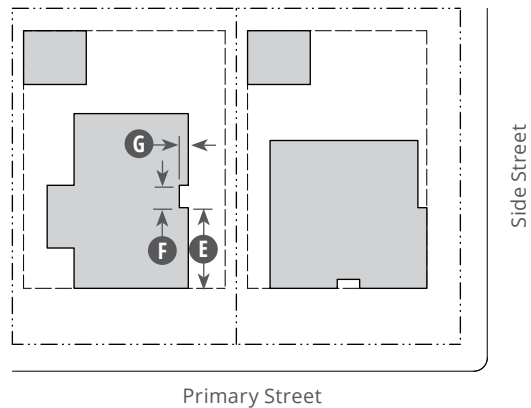
— = Not Allowed

N/R = No Requirement

**Building Placement Diagram**



**Building Form Diagram**



**Key for Diagrams**

--- ROW / Lot Line  
 ■ Buildable Area

--- Building Setback Line    ■ Building Footprint

**Table 23-4D-2100(B) Building Placement**

(1) Setback (Distance from ROW / Lot Line)	Front A	Side St. B	Side C	Rear <sup>2</sup> D
Minimum	25' <sup>1</sup>	15' <sup>1</sup>	5'	10' <sup>2</sup>

<sup>1</sup> Front and side street setback exceptions are provided in Section 23-4E-7070 (Setback Exceptions).

<sup>2</sup> The rear setback is five feet for an accessory structure with a maximum height of fifteen feet.

**(2) Additional Setbacks**

(a) Additional setback and/or easement may be required where street right-of-way, public easement, or utilities easement is required.

**Table 23-4D-2100(C) Building Form**

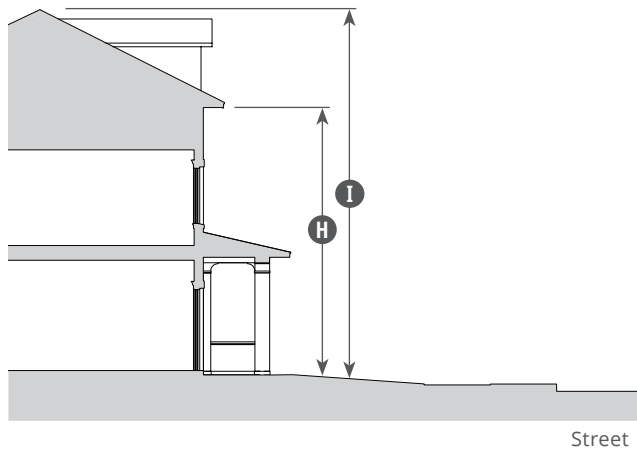
**(1) Building Articulation, New Construction**

Articulation is required for side walls on additions or new construction that are 15 feet or taller and located within 9 feet of the side lot line.

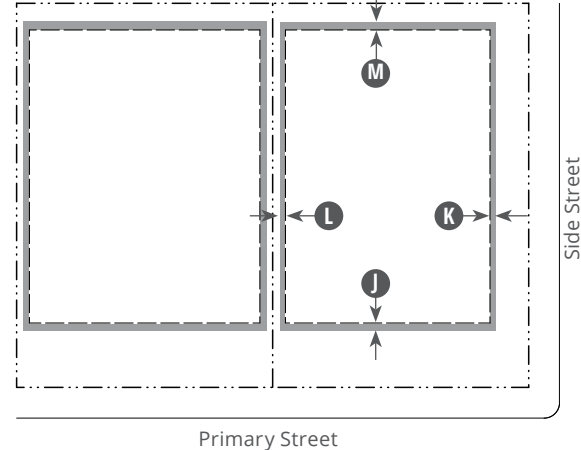
**(2) Facade(s), All Stories**

Unarticulated Facade Length (max.)	36'	E
Articulation Length (min.)	10'	F
Articulation Depth (min.)	4'	G

**Building Height Diagram**



**Encroachments Diagram**



**Key for Diagrams**

- ROW / Lot Line
- Building Setback Line

■ Encroachment

**Table 23-4D-2100(D) Height**

**(1) All Buildings**

To Top Plate (max.)	22'	<b>H</b>
Overall (max.)	32'	<b>I</b>

**Table 23-4D-2100(E) Encroachments**

(1) Encroachment Type	Front	Side St.	Side	Rear
	(max.)	(max.)	(max.)	(max.)
	<b>J</b>	<b>K</b>	<b>L</b>	<b>M</b>
Architectural Features <sup>1</sup>	2'	2'	2'	2'
Porch, Stoop, or Uncovered Steps <sup>2</sup>	8'	3'	3'	3'
Fountain	23'	13'	3'	8'
Pool	—	13'	3'	8'

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

Landscaping may be located in a required setback.

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

<sup>1</sup> Does not apply to a feature required for a passive energy design. See ramp exceptions in Subsection 23-4E-7050(B)(7).

<sup>2</sup> 3' max. above ground.

**Table 23-4D-2100(E) Encroachments (continued)**

**(2) Height Encroachment**

The following height encroachment types may encroach above the top plate maximum up to the overall maximum.

(a) Height Encroachment Type	Encroachment Height above Top Plate (max.)	Encroachment Length (max.)
Gable End	11'	30', within 60' of Front Lot Line
Dormers	11'	15' combined on each building

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

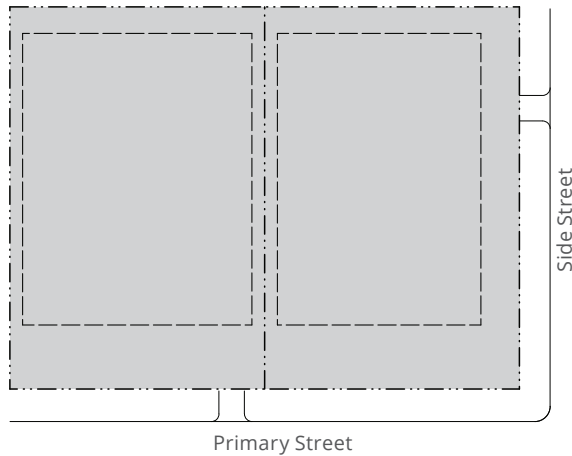
**Key for Tables**

A = Allowed

— = Not Allowed

N/R = No Requirement

**Parking Diagram**



**Key for Diagrams**

- ROW / Lot Line
- ... Building Setback Line

■ Parking Area

**Table 23-4D-2100(F) Parking**

**(1) Parking Requirements**

See Section 23-4D-2040 (Parking Requirements) for standards.

**(2) Parking Setbacks (Distance from ROW / Lot Line)**

No parking setbacks are required in this zone.

**Table 23-4D-2100(G) Impervious Cover**

(1) Impervious Cover	% (max.)	Standards
Impervious Cover	45% <sup>1</sup>	23-3D-3
Building Cover	40%	

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

<sup>1</sup>The maximum impervious cover may not be attainable due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the development **must** reduce the impervious cover to comply with other requirements of this Title.

**(2) Frontyard Impervious Cover**

This section applies to a single-family residential use, a duplex residential use, or a single-family attached use.

(a) For a lot with a width greater than 45 feet, then the impervious cover in a front yard may not exceed 40 percent;

(b) For a lot with a width not exceeding 45 feet, then the impervious cover in a front yard may not exceed 50 percent; or

(c) Subsection (a) and (b) do not apply to lots if the lot width is less than 30 feet.

(d) The director may waive Subsection (a) or (b) if the director determines backing a motor vehicle onto the adjacent roadway is unsafe and that a circular driveway or turnaround in the front yard is required.

(e) A motor vehicle may only be parked or stored on driveway or paved parking space.

<b>Table 23-4D-2100(H) Open Space</b>	
<b>(1) Open Space Type</b>	<b>Size (min.)</b>
Personal Open Space	None required
Common Open Space	5% gross site area <sup>2</sup>
Civic Open Space	
Sites <4 acres	None
Sites ≥ 4 acres	10% net development acreage in compliance with Section 23-4C-1040 (Civic Open Space)

<sup>2</sup> For sites 2 acres or larger see Section 23-4C-1030 (Common Open Space). Otherwise none required