

23-4D-3050 Residential Multi-Unit 1A (RM1A) Zone

- (A) **Purpose.** Residential multi-unit 1A (RM1A) zone is intended to provide a transition between lower-intensity or medium-intensity residential zones and higher-intensity residential zones or mixed use zones.
- (B) **Overview.** This zone allows attached multi-unit housing in house scale or block scale buildings. It can be summarized as:
 - (1) eligible for affordable housing bonus programs; and
 - (2) the compatibility effects of this zone require additional setbacks but not height stepbacks.
- (C) **Requirements.** A lot zoned residential multi-unit 1A shall comply with 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) (Height);
 - (4) Table (D) (Encroachments);
 - (5) Table (E) (Parking);
 - (6) Table (F) (Impervious Cover); and
 - (7) Table (G) (Open Space).



RM1A

Table 23-4D-3050(A) Lot Size and Intensity				
Allowed Use	Lot			
	Principal Dwelling Units per Acre (max.)		Width (min.)	Area (min.)
	Base Standard	AHBP Bonus ¹		
Single-Family	1	+0	45'	5,000 sf
Single-Family Attached	1	+0	25'	2,500 sf
Duplex	2	+0	45'	5,000 sf
Live/Work	1	+0	25'	2,500 sf
Multi-Family	12	+18	50'	5,000 sf
Townhouse	18	+0	24'	2,400 sf
Live/Work	18	+0	24'	2,400 sf
Other Allowed Uses	—	+0	50'	5,000 sf
Accessory Allowed Use	Lot Size		Size (max.)	
Accessory Dwelling Unit	3,500 to 4,999 sf		750 sf	
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 does not count towards Principal Dwelling Units per Lot limit.

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

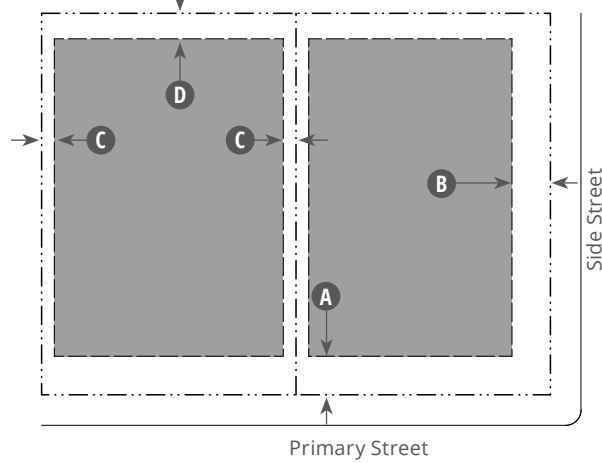
Key for Tables

A = Allowed

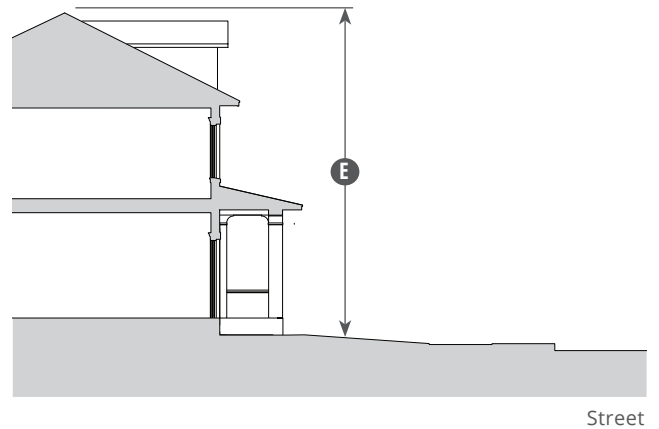
— = Not Allowed

N/R = No Requirement

Building Placement Diagram



Building Height Diagram



Key for Diagrams

--- ROW / Lot Line

--- Building Setback Line

■ Buildable Area

Table 23-4D-3050(B) Building Placement

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

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

² The rear setback is five feet for an accessory structure that is adjacent to an alley.

(2) Additional Setbacks

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

(3) Compatibility Setbacks

(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).

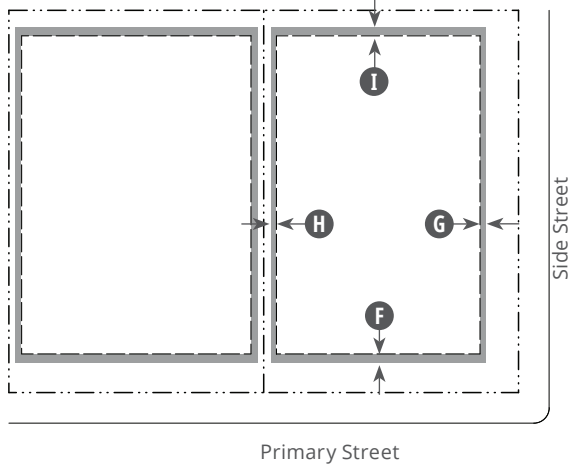
(b) Compatibility Setback	Front A	Side St. B	Side C	Rear D
Lots ≤ 75' wide	25'	15'	15'	30'
Lots > 75' wide	25'	15'	20' ²	30'

(c) Where a compatibility setback 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).

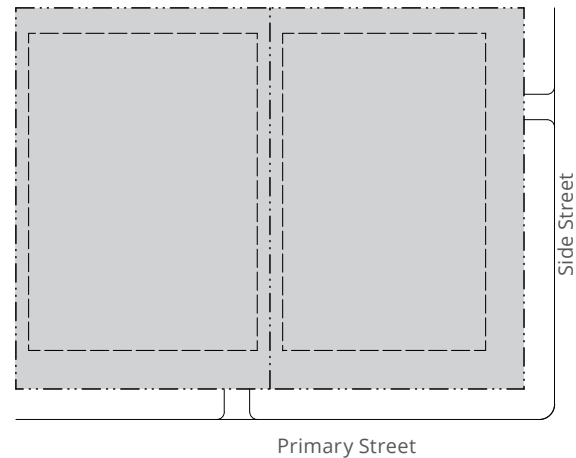
Table 23-4D-3050(C) Height

(1) Primary and Accessory Building	
Overall (max.)	35' E
(2) Accessory Structure	
Overall (max.)	12'

Encroachments Diagram



Parking Diagram



Key for Diagrams

- ROW / Lot Line
- Building Setback Line

■ Encroachment

■ Parking Area

Table 23-4D-3050(D) Encroachments

(1) Encroachment Type	Front (max.) F	Side St. (max.) G	Side (max.) H	Rear (max.) I
Architectural Features ¹	2'	2'	2'	2'
Porch, Stoop, or Uncovered Steps ²	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.

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

² 3' max. above ground.

(2) Height Encroachments

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

Table 23-4D-3050(E) Parking

(1) Parking Requirements

See Section 23-4D-3040 (Parking Requirements) for standards.

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

No parking setbacks are required in this zone.

Table 23-4D-3050(F) Impervious Cover

(1) Impervious Cover	% (max.)	Standards
Impervious Cover ³		
Single-Family Use	45%	23-3D-3
Other Use	55%	23-3D-3
Building Cover	40%	

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

³ 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.

Table 23-4D-3050(G) Open Space**(1) Open Space Type Size (min.)****(a) Personal Open Space**

Multi-Family Uses 5% gross site area in compliance with
Section 23-4E-6250 (Multi-Family)

(b) Common Open Space

Multi-Family Uses 5% gross site area
≥ 10 units

All Other Non- Residential Uses 5% gross site area
> 2 acres

(c) Civic Open Space

Sites ≥ 4 acres 10% net development acreage in
compliance with Section 23-4C-
1040 (Civic Open Space)