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**23-4D-3070 Residential Multi-Unit 2A (RM2A) Zone**

- (A) **Purpose.** Residential Multi-Unit 2A (RM2A) zone is intended to provide a transition between 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 height stepbacks and additional setbacks.
- (C) **Requirements.** A lot zoned residential multi-unit 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) (Height);
  - (4) Table (D) (Encroachments);
  - (5) Table (E) (Parking);
  - (6) Table (F) (Impervious Cover); and
  - (7) Table (G) (Open Space).



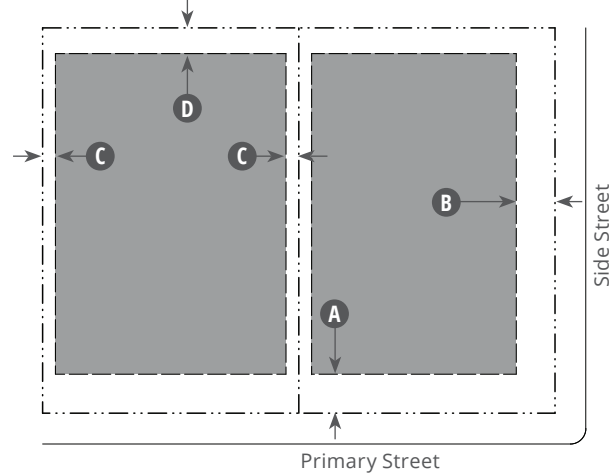
RM2A

| <b>Table 23-4D-3070(A) Lot Size and Intensity</b> |   |                               |                     |                    |
|---|---|-------------------------------|---------------------|--------------------|
| <b>Allowed Use</b>                                | <b>Lot</b>                                      |                               |                     |                    |
|   | <b>Principal Dwelling Units per Acre (max.)</b> |                               | <b>Width (min.)</b> | <b>Area (min.)</b> |
|   | <b>Base Standard</b>                            | <b>AHBP Bonus<sup>1</sup></b> |                     |                    |
| Live/Work   | 24  | +0                            | 18'                 | 1,800 sf           |
| Multi-Family                                      | 18  | +28                           | 50'                 | 8,000 sf           |
| Townhouse   | 24  | +0                            | 18'                 | 1,800 sf           |
| Other Allowed Uses                                | —   | +0                            | 50'                 | 8,000 sf           |
| <b>Accessory Allowed Use</b>                      | <b>Lot Size</b>                                 |                               | <b>Size (max.)</b>  |                    |
| 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            |                    |

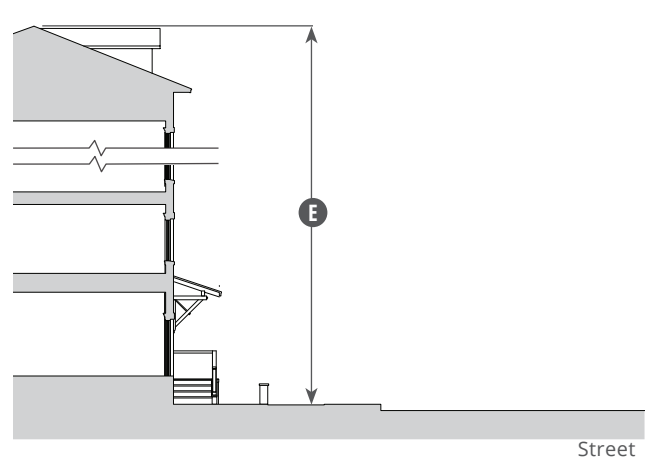
Only one Accessory Dwelling Unit may be built and does not count towards Principal Dwelling Units per Lot limit.

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

**Building Placement Diagram**



**Building Height Diagram**



**Key for Diagrams**

- ROW / Lot Line
- Building Setback Line

■ Buildable Area

⚡ Max. number of allowed stories may exceed diagram

**Table 23-4D-3070(B) Building Placement**

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

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

**(2) Additional Standards**

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

**(3) Compatibility Standards**

(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<br><b>A</b> | Side St.<br><b>B</b> | Side<br><b>C</b> | Rear<br><b>D</b> |
|---------------------------|-------------------|----------------------|------------------|------------------|
| Lots ≤ 75' wide           | 25'               | 15'                  | 15'              | 30'              |
| Lots > 75' wide           | 25'               | 15'                  | 20'              | 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-3070(C) Height**

| (1) Primary Building    | Overall (max.) | 40' | <b>E</b> |
|-------------------------|----------------|-----|----------|
| (2) Accessory Building  | Overall (max.) | 30' |          |
| (3) Accessory Structure | Overall (max.) | 12' |          |

**(4) 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'  | Set by zone standards            |

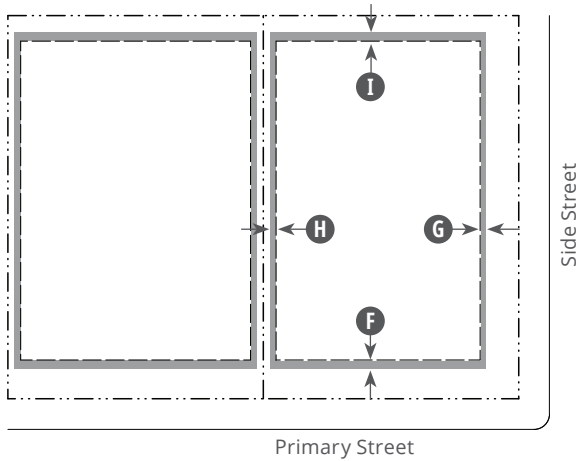
# Addendum Change

23-4D-3070

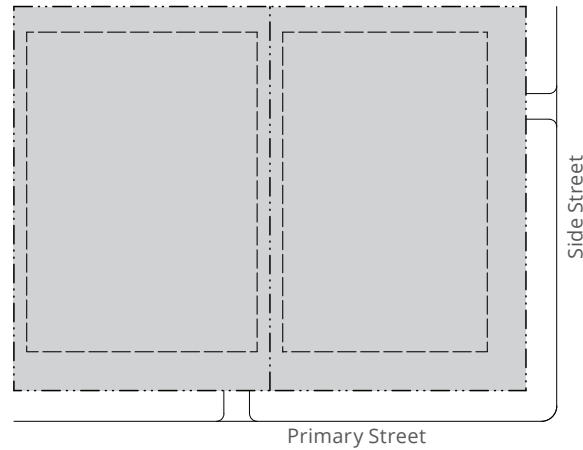
Residential Multi-Unit 2A (RM2A) Zone

Residential Multi-Unit Zones

## Encroachments Diagram



## Parking Diagram



### Key for Diagrams

- ROW / Lot Line
- Building Setback Line

■ Encroachment

■ Parking Area

**Table 23-4D-3070(D) Encroachments**

| (1) Encroachment Type                         | Front<br>(max.)<br>F | Side St.<br>(max.)<br>G | Side<br>(max.)<br>H | Rear<br>(max.)<br>I |
|---|----------------------|-------------------------|---------------------|---------------------|
| Architectural Features <sup>1</sup>           | 2'                   | 2'                      | 2'                  | 2'                  |
| Porch, Stoop, or Uncovered Steps <sup>2</sup> | 8'                   | 8'                      | 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 within a right-of-way, public easement, or utility easement require a license agreement or encroachment agreement.

<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.

### (2) Height Encroachments

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

**Table 23-4D-3070(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.

### Key for Tables

A = Allowed

— = Not Allowed

N/R = No Requirement

**Table 23-4D-3070(F) Impervious Cover**

| (1) Impervious Cover | % (max.)         | Standards |
|----------------------|------------------|-----------|
| Impervious Cover     | 60% <sup>3</sup> | 23-3D-3   |
| Building Cover       | 50%              |           |

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 development **must** reduce the impervious cover to comply with other requirements of this Title.

**Table 23-4D-3070(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-6240 (Multi-Family) |
|-------------------|---|

**(b) Common Open Space**

|   |                    |
|---|--------------------|
| Multi-Family Uses<br>≥ 10 units             | 5% gross site area |
| All Other Non-Residential Uses<br>> 2 acres | 5% gross site area |

**(c) Civic Open Space**

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