

---

**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).



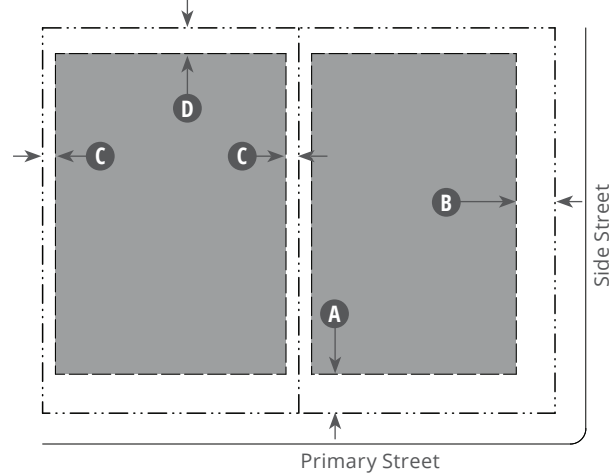
RM2A

<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	

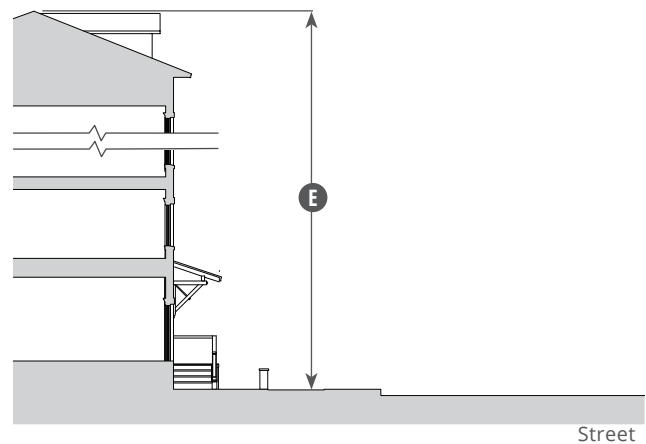
Only one Accessory Dwelling Unit may be built and does not count towards Principal Dwelling Units per Lot limit.

<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 <b>A</b>	Side St. <b>B</b>	Side <b>C</b>	Rear <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 <b>A</b>	Side St. <b>B</b>	Side <b>C</b>	Rear <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**

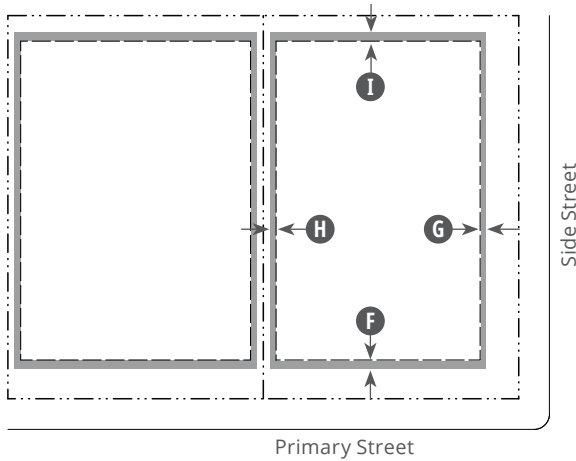
(a) Building height setbacks are required where a portion of a building is located:

- (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.

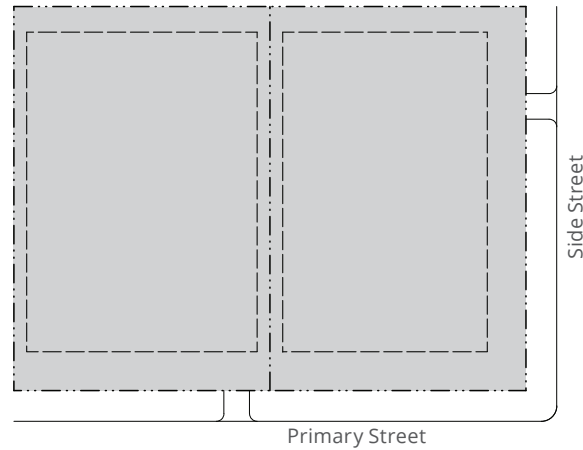
(b) Where a building height stepback is required, then the overall height of buildings shall comply with subsection (c).

(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

**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 (max.) F	Side St. (max.) G	Side (max.) H	Rear (max.) I
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.

**(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 ≥ 10 units	5% gross site area
All Other Non-Residential Uses > 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)
-----------------	--