

23-4D-3080 Residential Multi-Unit 2B (RM2B) Zone

- (A) **Purpose.** Residential multi-unit 2B (RM2B) zone is intended as a transition between medium-intensity residential zones and higher-intensity residential zones or mixed use and main street zones.
- (B) **Overview.** This zone allows a variety of multi-unit housing in large detached house scale and attached rowhouse buildings with accessory dwelling units. It can be summarized as:
 - (1) eligible for affordable housing bonus programs; and
 - (2) the compatibility effects of this zone require height setbacks and additional setbacks.
- (C) **Requirements.** A lot zoned residential multi-unit 2B 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).



RM2B

Table 23-4D-3080(A) Lot Size and Intensity

Allowed Use	Lot				Building	
	Principal Dwelling Units per Acre (max.)		Width (min.)	Area (min.)	Size (max.)	
	Base Standard	AHBP Bonus ¹			The less restrictive shall apply between:	AHBP Bonus ¹
Live/Work	24	+0	18'	1,800 sf	0.8 FAR	+0 FAR
Multi-Family	36	+36	50'	5,000 sf	0.8 FAR	+1.2 FAR
Townhouse ²	24	+0	18'	1,800 sf	0.8 FAR	+0 FAR
Other Allowed Uses	—	+0	50'	5,000 sf	0.8 FAR	+0 FAR
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.

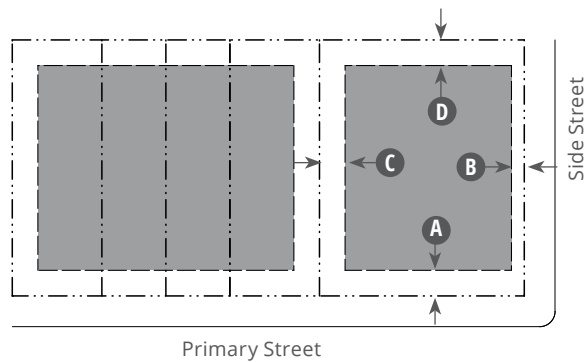
Accessory Dwelling Unit size counts towards the principal use's FAR limit.

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

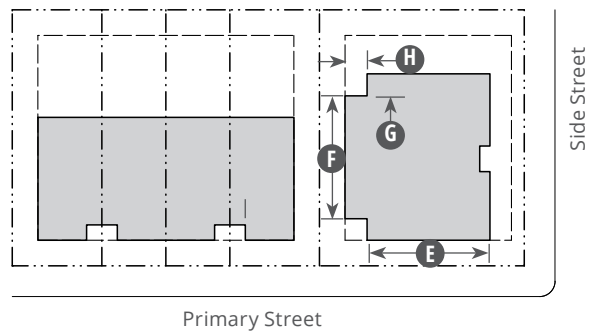
¹ To receive affordable housing bonus, a project must comply with Article 23-3E (Affordable Housing).

² Shall be built in a run with a minimum of 3 attached buildings.

Building Placement Diagram



Building Form Diagram



Key for Diagrams

--- ROW / Lot Line
 ■ Buildable Area

--- Building Setback Line
 ■ Building Footprint

Table 23-4D-3080(B) Building Placement

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

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	10'	5'	15'	30'
Lots > 75' wide	10'	5'	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-3080(C) Building Form

(1) Overall Building Envelope	
Width (max.)	100' E

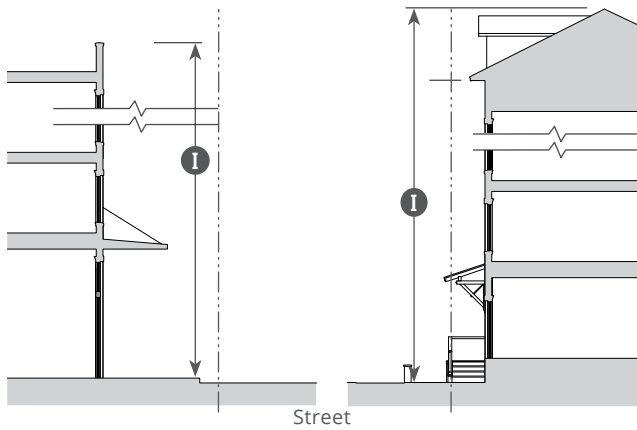
(2) Building Articulation New Construction

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.

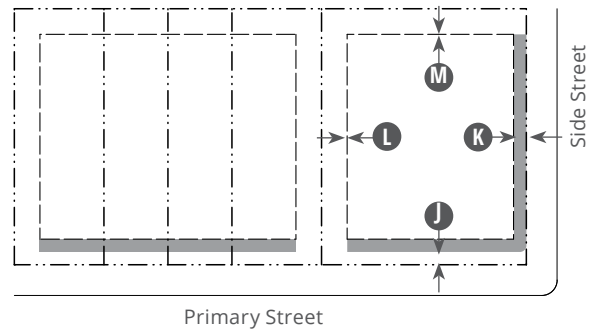
(3) Facade(s), All Stories

Facade Length without Articulation (max.)	60' F
Articulation Length (min.)	12' G
Articulation Depth (min.)	6' H

Building Height Diagram



Encroachments Diagram



Key for Diagrams

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

Encroachment

⚡ Max. number of allowed stories may exceed diagram

Table 23-4D-3080(D) Height

	Base	
	Standard	AHBP Bonus ¹
(1) Primary Building		
Overall (max.)	40'	+15' I

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

(2) Accessory Building

To Top Plate (max.)	23'
Overall (max.)	28'

(3) Accessory Structure

Overall (max.)	12'
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(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).

Table 23-4D-3080(D) Height (continued)

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

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

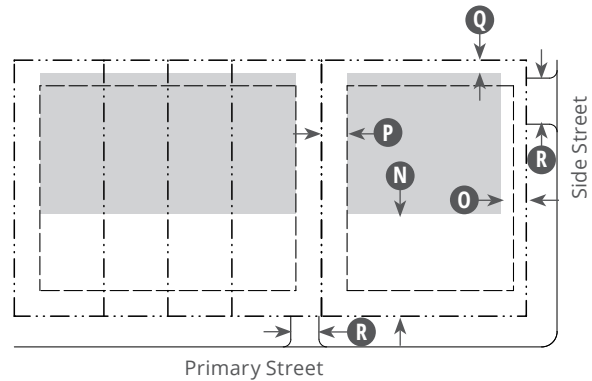
Key for Tables

A = Allowed

— = Not Allowed

N/R = No Requirement

Parking Diagram



Key for Diagrams

- ROW / Lot Line
- Building Setback Line

■ Parking Area

Table 23-4D-3080(E) Encroachments

(1) Encroachment Type	Front (max.) J	Side St. (max.) K	Side (max.) L	Rear (max.) M
Private Frontage	5'	3'	—	—
Architectural Features	3'	3'	—	—
Fountain	8'	3'	8'	8'
Pool	—	3'	8'	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.

(2) Height Encroachments

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

Table 23-4D-3080(F) Parking

(1) Parking Requirements

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

(2) Setback (min.)	Front N	Side St. O	Side ² P	Rear Q
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At-Grade and Above-Grade	30'	5'	10'	5'
Below-Grade	10'	5'	10'	10'

(3) Parking Driveway ≤ 40 spaces > 40 spaces

Width	14' max.	18' max.	R
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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.

²Side parking setbacks not required for attached rowhouse buildings.

Key for Tables

A = Allowed

— = Not Allowed

N/R = No Requirement

Table 23-4D-3080(G) Frontages

(1) Private Frontage Type	Front	Side St.	Standards
Porch: Projecting	A	A	23-4E-1040
Porch: Engaged	A	A	23-4E-1050
Stoop	A	A	23-4E-1060
Dooryard	A	A	23-4E-1070
Lightwell ¹	A	A	23-4E-1100

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

All units **must** have pedestrian access from the primary street, or for corner lots, from the primary street or side street.

Table 23-4D-3080(H) Impervious Cover

(1) Impervious Cover	% (max.)	Standards
Impervious Cover	60% ³	23-3D-3
Building Cover	50%	

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-3080(I) Open Space

(1) Open Space Type	Width (min.)	Depth (min.)	Percentage (min.)
Common	8'	10'	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).