
23-4D-3090 Residential Multi-Unit 3A (RM3A) Zone

- (A) **Purpose.** Residential multi-unit 3A (RM3A) 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 primarily 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 effect of this zone requires height setbacks and additional setbacks.
- (C) **Requirements.** A lot zoned residential multi-unit 3A 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).

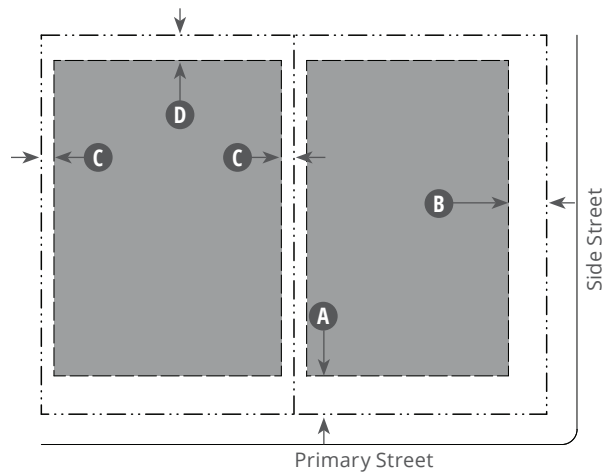


RM3A

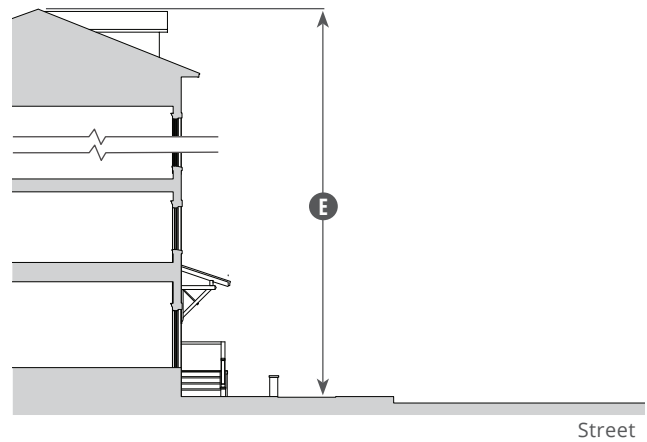
Table 23-4D-3090(A) Lot Size and Intensity						
Allowed Use	Lot				Building	
	Principal Dwelling Units per Acre (max.)				Size (max.)	
	Base Standard	AHBP Bonus¹	Width (min.)	Area (min.)	Base Standard The less restrictive shall apply between:	AHBP Bonus¹
Live/Work	24	+0	18'	1,800 sf	0.8 FAR	+0 FAR
Multi-Family	36	+40	50'	8,000 sf	0.8 FAR	+1.2 FAR
Townhouse	24	+0	18'	1,800 sf	0.8 FAR	+0 FAR
Other Allowed Uses	—	+0	50'	8,000 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).

Building Placement Diagram



Building Height Diagram



Key for Diagrams

- ROW / Lot Line
- Building Setback Line

- Buildable Area
- ⚡ Max. height may exceed diagram

Table 23-4D-3090(B) Building Placement

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

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

(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	15'	15'	10'	30'
Lots > 75' wide	15'	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-3090(C) Height

(1) Primary and Accessory Building	Overall (max.)	(E)
	60'	

(2) Accessory Structure

Overall (max.)	12'
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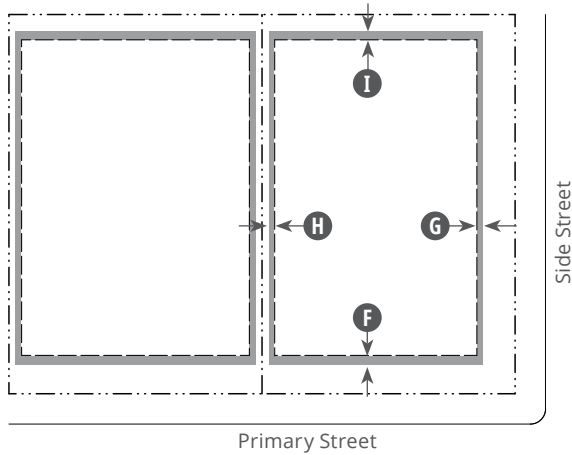
(3) Compatibility Height Stepback

- (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.

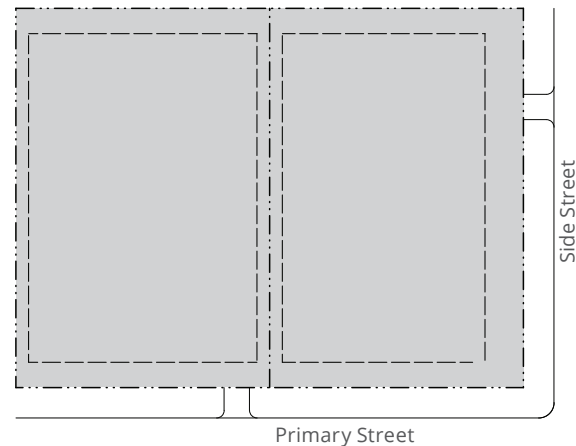
(b) Where a building height stepback is required, then the overall height of buildings shall comply with subsection (c).

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

Encroachments Diagram



Parking Diagram



Key for Diagrams

- ROW / Lot Line
- Building Setback Line

- Encroachment
- Parking Area

Table 23-4D-3090(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-3090(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-3090(F) Impervious Cover

(1) Impervious Cover	% (max.)	Standards
Impervious Cover	70% ³	23-3D-3
Building Cover	60%	

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

³The 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-3090(G) Open Space

(1) Open Space Type	Size (min.)
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(a) Personal Open Space

Multi-Family Uses	5% gross site area in compliance with Section 23-4E-6240 (Multi-Family)
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(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)
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