

## 23-4D-3100 Residential Multi-Unit 4A (RM4A) Zone

- (A) **Purpose.** Residential multi-unit 4A (RM4A) zone is intended to provide 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 attached multi-unit housing in block scale and 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 4A 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).



RM4A

**Table 23-4D-3100(A) Lot Size and Intensity**

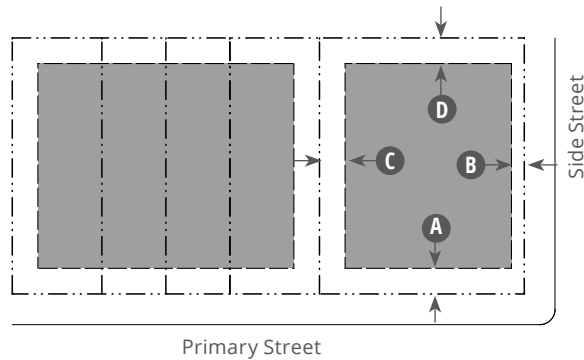
Allowed Use	Lot			
	Principal Dwelling Units per Acre (max.)		Width (min.)	Area (min.)
	Base Standard	AHBP Bonus <sup>1</sup>		
Live/Work	24	+0	18'	1,800 sf
Multi-Family	48	+26	50'	5,000 sf
Townhouse <sup>2</sup>	24	+0	18'	1,800 sf
Other Allowed Uses	—	+0	50'	5,000 sf
Accessory Allowed Use	Lot Size		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.

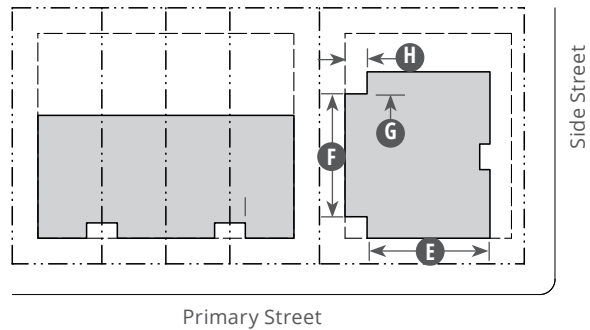
<sup>1</sup>To receive an affordable housing bonus, a project must comply with Article 23-3E (Affordable Housing).

<sup>2</sup>Shall be built in a run with a minimum of 4 attached buildings.

**Building Placement Diagram**



**Building Form Diagram**



**Key for Diagrams**

--- ROW / Lot Line  
 ■ Buildable Area

--- Building Setback Line  
 ■ Building Footprint

**Table 23-4D-3100(B) Building Placement**

(1) Setback (Distance from ROW / Lot Line)	Front (A)	Side St. (B)	Side (C)	Rear (D)
Minimum	5' <sup>1</sup>	5' <sup>1</sup>	0'	5'

<sup>1</sup> 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	5'	5'	15'	30'
Lots > 75' wide	5'	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).

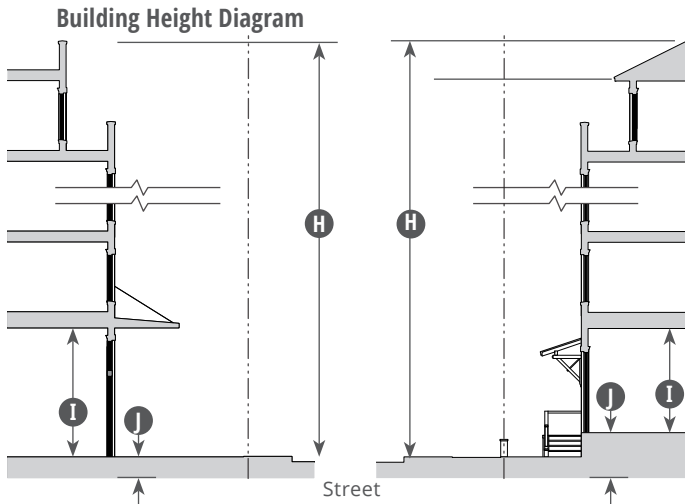
**Table 23-4D-3100(C) Building Form**

**(1) 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.

**(2) Facades, All Stories**

Facade Length without Articulation (max.)	150'	(E)
Articulation Length (min.)	10'	(F)
Articulation Depth (min.)	4'	(G)



**Key for Diagram**

---ROW / Lot Line

⚡ Max. number of allowed stories may exceed diagram

**Table 23-4D-3100(D) Height**

(1) Primary Building	Base		H
	Standard	AHBP Bonus <sup>1</sup>	
Overall (max.)	60'	20'	

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

**(2) Accessory Building**

Overall (max.)	22'
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**(3) Accessory Structure**

Overall (max.)	12'
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**(4) Compatibility Height Stepback**

(a) Building height stepbacks 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-3100(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

**(5) Primary Building, Ground Floor**

Floor-to-Ceiling Height <sup>2</sup>	14' min.	I
Finish Floor Height Above Curb for ground floor residential use within 10' of a street right-of-way <sup>2, 3, 4</sup>	18"	J

<sup>2</sup> Buildings existing at the time of adoption of this Land Development Code and additions to those buildings are exempt.

<sup>3</sup> Primary buildings are exempt on lots where the existing grading slopes down and away from the street.

<sup>4</sup> Does not apply to lobbies used to access residential units or amenity areas accessible to residential units.

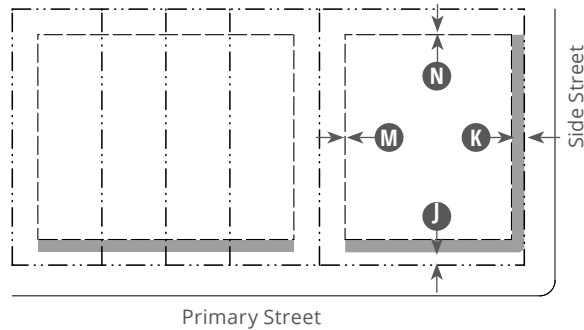
**Key for Tables**

A = Allowed

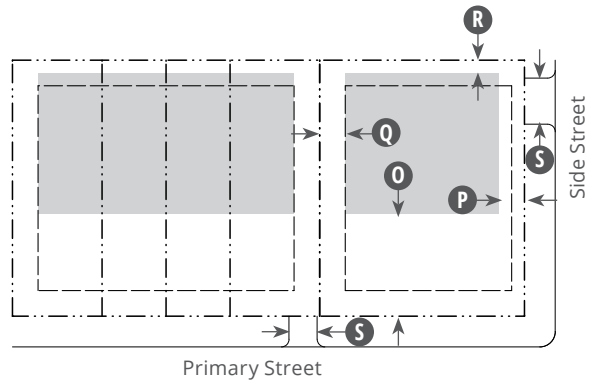
— = Not Allowed

N/R = No Requirement

**Encroachments Diagram**



**Parking Placement Diagram**



**Key for Diagrams**

- ROW / Lot Line
- Building Setback Line

■ Encroachment

■ Parking Area

**Table 23-4D-3100(E) Encroachments**

(1) Encroachment Type	Front (max.) <b>K</b>	Side St. (max.) <b>L</b>	Side (max.) <b>M</b>	Rear (max.) <b>N</b>
Architectural Features	3'	3'	—	—
Fountain	3'	3'	—	3'
Pool	—	3'	—	3'

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) Height Encroachments**

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

**Table 23-4D-3100(F) Parking**

**(1) Parking Requirements**

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

(2) Setback (min.)	Front <b>O</b>	Side St. <b>P</b>	Side <b>Q</b>	Rear <b>R</b>
At-Grade	40'	10'	10'	5'
Above-Grade	40'	40'	10'	5'
Below-Grade	5'	5'	0'	5'

**(3) Parking Driveway** ≤ 40 spaces > 40 spaces

Width	14' max.	18' max.	<b>S</b>
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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.

**Key for Tables**

A = Allowed

— = Not Allowed

N/R = No Requirement

**Table 23-4D-3100(G) Frontages**

(1) Private Frontage Type	Front	Side St.	Standards
Stoop	A	A	23-4E-1060
Dooryard	A	A	23-4E-1070
Terrace <sup>1</sup>	A	A	23-4E-1090
Lightwell <sup>1</sup>	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.

<sup>1</sup> 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-3100(H) Impervious Cover**

(1) Impervious Cover	% (max.)	Standards
Impervious Cover	90% <sup>1</sup>	23-3D-3
Building Cover	80%	

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

See Section 23-4E-4080 (Functional Green) for additional standards for projects with impervious cover exceeding 80%.

<sup>1</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-3100(I) Open Space**

(1) Open Space Type	Width (min.)	Depth (min.)	Percentage (min.)
Common <sup>2</sup>	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).

<sup>2</sup> The Courtyard building type has additional open space standards. See Section 23-4D-2210 (Supplementary Courtyard Building Type Standards).