

23-4D-5100 Main Street 2C (MS2C) Zone



A. General Intent

The MS2C zone is an urban mixed-use zone that allows multi-unit residential, office, service, and a broad array of retail uses in attached block-scale buildings. This zone is meant to provide housing and convenient access to services and amenities for nearby residents in a medium-intensity urban main street environment with active and residential frontages located near transit along a neighborhood edge, along corridors, or in neighborhood nodes served by transit.

Character Summary

Basic and Additional Form Controls

Affordable Housing Bonus Program: Not Applicable

Compatibility Effects in This Zone

Additional Setbacks Triggered by Residential House-Scale and Residential Multi-Unit

Height Stepbacks Triggered by Residential House-Scale

B. Sub-Zone(s)

None

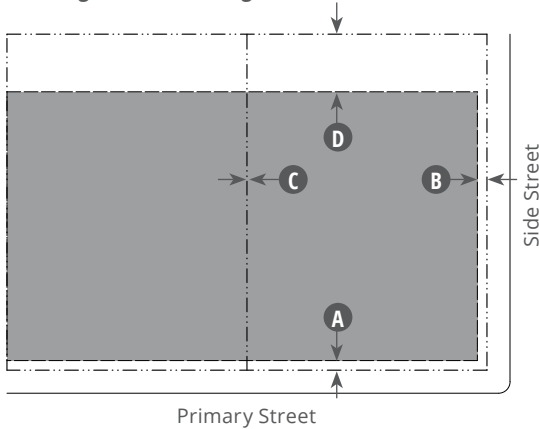
C. Lot Size and Intensity

Allowed Building Types	Lot			Additional Standards
	Units per Acre (max.)	Width (min.)	Area (min.)	
Primary Building				
Rowhouse: Medium ¹	3	18'	1800 sf	23-4E-8030
Block Form	—			23-4E-8030
Accessory Building				
Accessory Dwelling Unit	1	—	—	23-4E-8030

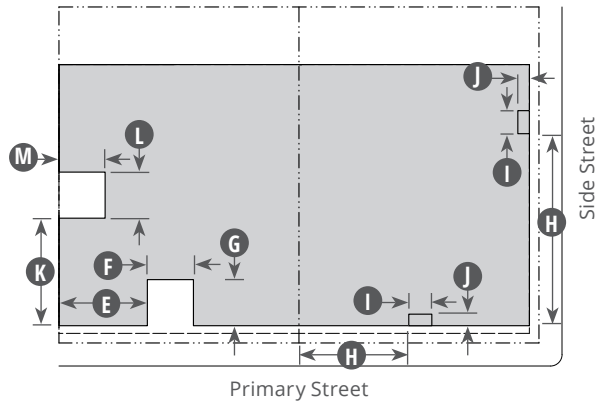
Notes

¹ Shall be built in a run with a minimum of 3 and a maximum of 4 attached buildings. Entire run shall not exceed 75' in length.

Building Placement Diagram



Building Form Diagram



Key for Diagrams - - - - ROW / Lot Line - - - - Building Setback Line ■ Building Footprint

D. Building Placement and Form

Setback (Distance from ROW / Lot Line)	Front A	Side St. B	Side C	Rear D
Minimum	5'	5'	0'	30' ¹
Maximum	10'	10'	—	—

Portions of building adjacent to, across an alley less than 20 feet in width from Residential House-Scale or Residential Multi-Unit Zone

Lots ≤ 75' wide	5'	5'	15' ^{2,3}	30' ^{2,3}
Lots > 75' wide	5'	5'	20' ^{2,3}	30' ^{2,3}

Notes

- Additional setback and/or easement may be required where street ROW or utilities easement is required.
- Buildings on a lot shall have a minimum 10' separation.
- ¹ 5' for accessory building when adjacent to alley.
- ² Landscape buffer required where additional setback are required when adjacent to Residential House-Scale zones. See Section 23-4E-4090 (Intermittent Visual Obstruction Buffer) for specific landscape requirements.
- ³ Landscape buffer required where additional setback are required when adjacent to Residential Multi-Unit zones. See Section 23-4E-4100 (Semi-Opaque Buffer) for specific landscape requirements.

Overall Building Envelope

Width (max.)	—
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Key for Subsection D

— = No Requirement

D. Building Placement and Form (continued)

Building Articulation on Additions and New Construction

Front and Side Street Facades, All Stories

Articulation is required for front and side street walls.

Facade length without articulation (max.)	200'	E
Articulation length (min.)	24'	F
Articulation depth (min.)	24'	G

Front and Side Street Facades, All Stories Except Ground Floor

Articulation is required for front and side street walls.

Facade length without articulation (max.)	150'	H
Articulation length (min.)	10'	I
Articulation depth (min.)	4'	J

Side and Rear Facades, All Stories

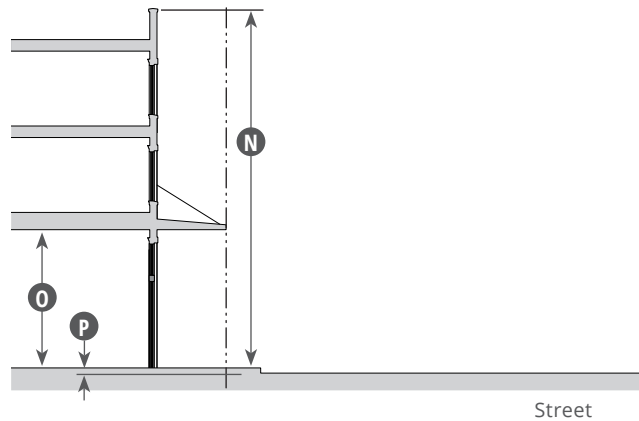
Articulation is required for side and rear walls along a parcel line shared with a Residential House-Scale Zone or Residential Multi-Unit Zone.

Facade length without articulation (max.)	60'	K
Articulation length (min.)	24'	L
Articulation depth (min.)	24'	M

Primary Building Facade located between Minimum and Maximum Setback

Front	75% min.
Side St.	75% min.

Building Height Diagram



Key for Diagram

---- ROW / Lot Line

E. Height

Primary Building

Overall (max.) 45' **N**

Accessory Building

To Eave/Parapet (max.) 22'

Overall (max.) 28'

Accessory Structure

Overall (max.) 12'

Building Height Stepback

Stepbacks required for portions of building adjacent to, across an alley from, or across a ROW less than 60' wide from a Residential House-Scale Zone.

Distance from Lot Line of Triggering Property	Height (max.)
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≤ 25'	18'
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25'-50'	35'
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> 50'	Set by zone standards
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E. Height (continued)

Primary Building, Ground Floor

Floor-to-Ceiling Height ¹	14' min.	O
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Finish Floor Height Above Curb	18"	P
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for ground floor residential use within 10' of a street ROW ^{1, 2, 3}

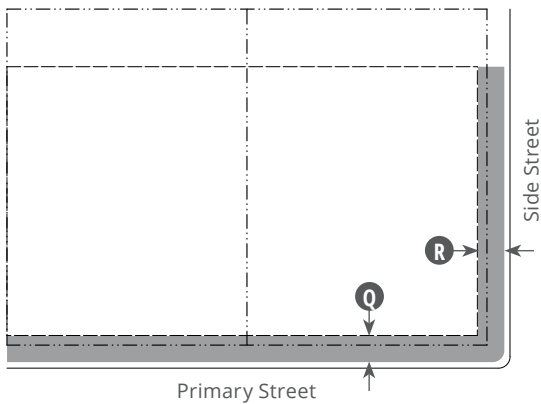
Notes

¹ Buildings existing at the time of adoption of this Land Development Code and additions to those buildings are exempt.

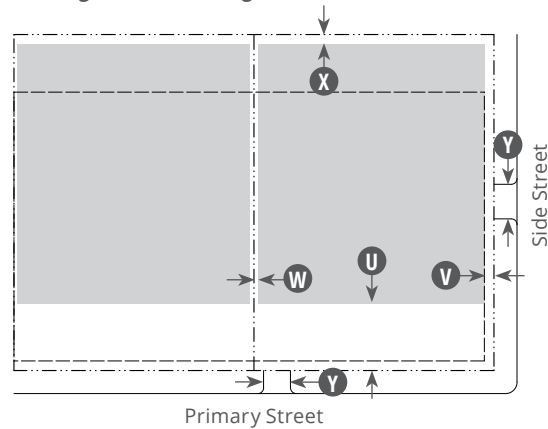
² Primary buildings are exempt on lots where the existing grading slopes down and away from the street.

³ Does not apply to lobbies used to access residential units or amenity areas accessible to residential units.

Encroachments Diagram



Parking Placement Diagram



Key for Diagrams

- ROW / Lot Line
- Building Setback Line
- Encroachment
- Parking Area

F. Encroachments

Encroachment Type	Front (max.) Q	Side St. (max.) R	Side (max.) S	Rear (max.) T
Private Frontage				
Gallery ¹	14'	14'	N/A	N/A
Architectural Features	3'	3'	N/A	N/A

Encroachments are not allowed within a **ROW or public easement**.

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

¹ Galleries may encroach into the street ROW, **subject to the approval of an encroachment agreement** in compliance with Chapter 14-11 (Use of Right-of-Way).

Height Encroachments

See Subsection 23-4E-7050(C) (Encroachments Above Maximum Height).

G. Frontages

Private Frontage Type	Front	Side St.	Standards
Terrace	A	A	23-4E-1100
Lightwell ²	A	A	23-4E-1110
Shopfront	A	A	23-4E-1120
Forecourt	A	A	23-4E-1120
Gallery	A	A	23-4E-1130

G. Frontages (continued)

Notes

For non-residential uses, loading docks, overhead doors, and other service entries shall be screened and not be located on primary street facades.

² Allowed only when necessary to accommodate grade change.

Pedestrian Access

Pedestrian entrances must be provided at least every 50' along ground floor street facade and side street facade.

H. Parking

Setback	Front U	Side St. V	Side W	Rear X
Minimum	35'	5'	2'	5'
Parking Driveway	≤ 40 spaces		> 40 spaces	
Width	14' max.		18' max. Y	

Driveways may be shared between adjacent parcels.

When lot has adjacent alley with a ROW width of 20' or greater, parking shall be accessed only from the alley.

Parking Requirements

See Section 23-4D-5040 (Parking Requirements).

Key for Subsections F-G

- A = Allowed
- N/A = Not Allowed

I. Impervious Cover

Impervious Cover	% (max.)	Standards
Impervious Cover	80% ¹	23-3D-3
Building Cover	70%	

See Division 23-3D-8 (Additional Standards in All Watersheds) for additional standards.

¹ The maximum impervious cover may not be attainable due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project shall reduce the impervious cover to comply with other requirements of this Title.

J. Required Open Space

Open Space Type	Width (min.)	Depth (min.)	Percentage (min.)
Common	15'	15'	5% gross site area

Notes

Common open space requirement may be met by ground floor, upper floor, and/or roof common open space.

Common open space requirements shall 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).

K. Signage

See Chapter 23-8 (Signage).

L. Additional Requirements

Drainage	See Article 23-10E (Drainage).
Water Quality	See Article 23-3D (Water Quality).
Tree Protection	See Article 23-3C (Tree and Natural Area Protection).
Landscape	See Division 23-4E-4 (Landscape).
Building Design Standards	See Section 23-4E-8060 (Building Design).