

## 23-4D-5120 Main Street 3B (MS3B) Zone

### A. General Intent

The MS3B 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 high-intensity urban main street environment with active and residential frontages located along a multi-unit residential neighborhood edge, in regional centers, or along well-connected corridors served by frequent transit.

### Character Summary

Basic and Additional Form Controls

Affordable Housing Bonus Program: Bonus Available

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)

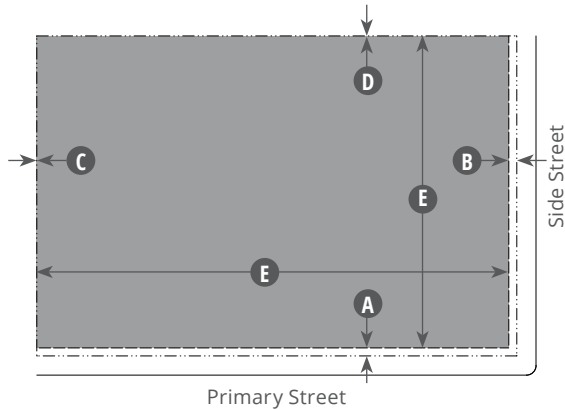
None

### C. Lot Size and Intensity

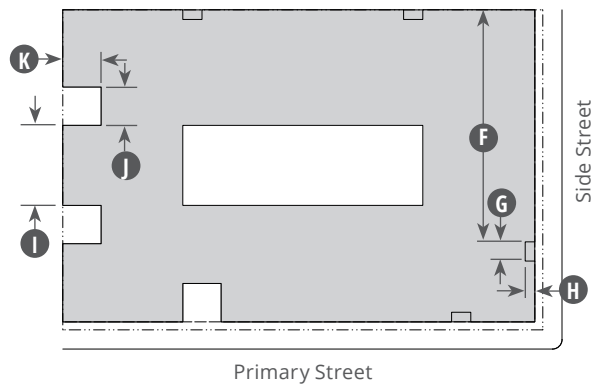
| Allowed Building Types    | Lot                   |              |             | Additional Standards |
|---------------------------|-----------------------|--------------|-------------|----------------------|
|                           | Units per Acre (max.) | Width (min.) | Area (min.) |                      |
| <b>Primary Building</b>   |                       |              |             |                      |
| Block Form                | —                     | —            | 4000 sf     | 23-4E-8030           |
| <b>Accessory Building</b> |                       |              |             |                      |
| Accessory Dwelling Unit   | 1                     | —            | —           | 23-4E-8030           |



**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'       | 0'       |
| 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

|                              |     |     |                    |                    |
|------------------------------|-----|-----|--------------------|--------------------|
| Residential House-Scale Zone | 10' | 10' | 20'                | 30'                |
| Lots ≤ 75' wide              | 5'  | 5'  | 15' <sup>1,2</sup> | 30' <sup>1,2</sup> |
| Lots > 75' wide              | 5'  | 5'  | 20' <sup>1,2</sup> | 30' <sup>1,2</sup> |

**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.

<sup>1</sup> 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.

<sup>2</sup> 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.

**Key for Subsection D**

— = No Requirement

**D. Building Placement and Form (continued)**

**Overall Building Envelope**

|   |          |
|---|----------|
| Length along any street (max.)  | 620' (E) |
| Courtyard with min. dimensions of 50' x 150' required when building length exceeds 260' |          |

**Building Articulation on Additions and New Construction**

**Front and Side Street Facades — All Floors, Open to Sky**

|  |      |
|--|------|
| Unarticulated Facade Length (max.)                   | 200' |
| Articulation Option A                                |      |
| 24' min. deep articulation that extends for 24' min. |      |
| Articulation Option B                                |      |
| 5' min. deep articulation that extends for 150' min. |      |

**Side Facades — All Floors, Open to Sky**

|   |          |
|---|----------|
| Facade length without articulation (max.) | 150' (F) |
| Articulation length (min.)                | 10' (G)  |
| Articulation depth (min.)                 | 4' (H)   |

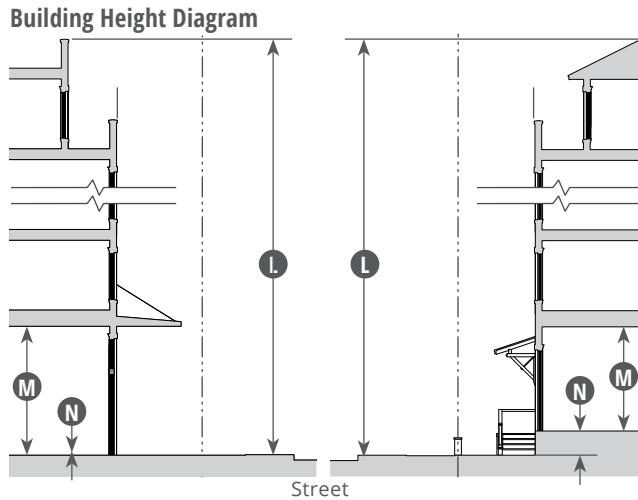
**Side and Rear Facades — All Floors, Open to Sky**

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' (I) |
| Articulation length (min.)                | 24' (J) |
| Articulation depth (min.)                 | 24' (K) |

**Primary Building Facade at Minimum Front and Side Street Setback**

|          |          |
|----------|----------|
| Front    | 90% min. |
| Side St. | 75% min. |



**Key for Diagram**

--- ROW / Lot Line

⚠ Max. number of allowed stories may exceed diagram

**E. Height**

| Primary Building    | Base Standard | AHBP Bonus <sup>1</sup> |   |
|---------------------|---------------|-------------------------|---|
| Overall (max.)      | 75'           | +10'                    | L |
| Accessory Building  |               |                         |   |
| Overall (max.)      | —             |                         |   |
| Accessory Structure |               |                         |   |
| Overall (max.)      | 12'           |                         |   |

**Notes**

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

**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.)         |
|---|-----------------------|
| ≤ 25'   | 18'                   |
| 25'–50'                                       | 35'                   |
| 50'–100'                                      | 45'                   |
| > 100'  | Set by zone standards |

**Key for Subsection E**

— = No Requirement

**E. Height (continued)**

| Primary Building, Ground Floor  |          |   |
|---|----------|---|
| Floor-to-Ceiling Height <sup>2</sup>  | 14' min. | M |
| Finish Floor Height Above Curb for ground floor residential use within 10' of a street ROW <sup>2, 3, 4</sup> | 18"      | N |

**Notes**

<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.



**I. Impervious Cover**

| Impervious Cover | % (max.)         | Standards |
|------------------|------------------|-----------|
| Impervious Cover | 95% <sup>1</sup> | 23-3D-3   |
| Building Cover   | 90%              |           |

See Division 23-3D-8 (Additional Standards in All Watersheds) 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 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          | 20'          | 20'          | 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).             |