



23-4D-2120 Residential 2C (R2C) Zone

A. General Intent

The R2C zone is a residential zone that provides detached housing and duplexes with accessory dwelling units on lots without duplexes.

Character Summary

- Basic and Additional Form Controls
- Affordable Housing Bonus Program: Not Applicable
- Compatibility Effects in This Zone
 - Additional Setbacks Not Applicable
 - Height Stepbacks Not Applicable

B. Sub-Zone(s)

None

C. Lot Size and Intensity

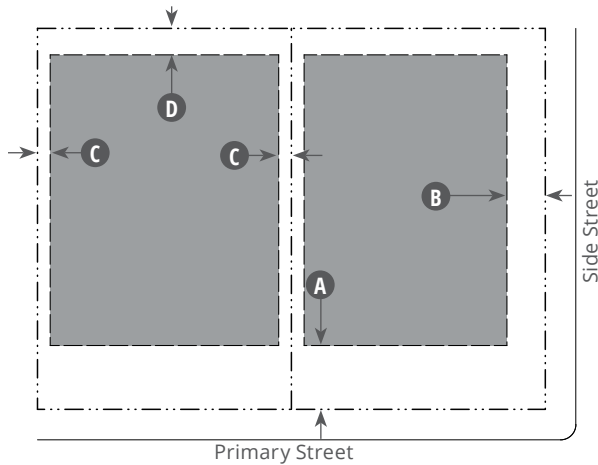
Allowed Building Types	Lot			Building	
	Units per Building (max.)	Width (min.)	Area (min.)	Size (max.) The less restrictive shall apply between:	Additional Standards
Primary Building					
House	1	45' ¹	5,750 sf ¹	0.4 FAR or 2300 sf	23-4E-8030
Duplex	2	50'	7,000 sf	0.4 FAR or 2300 sf	23-4E-8030
Accessory Building					
Accessory Dwelling Unit ²	1	—	—	0.15 FAR up to 1150 sf	23-4E-8030

Notes

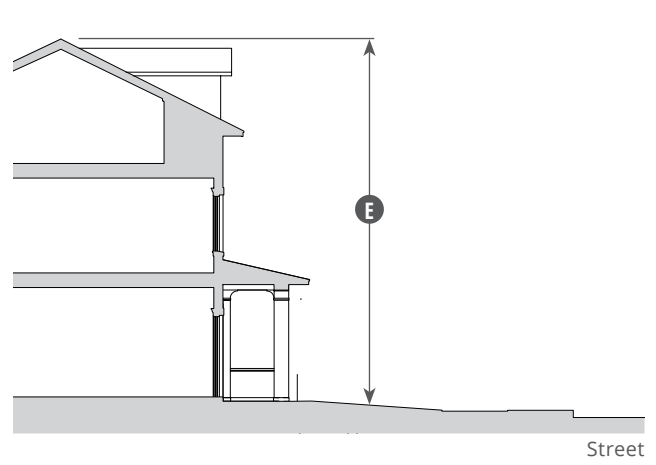
¹ 25' lot width (min.) and 2500 sf area (min.) for lots existing at time of adoption of this Land Development Code.

² Accessory Dwelling Unit not allowed with Duplex. .

Building Placement Diagram



Building Height Diagram



Key for Diagrams

- ROW / Lot Line
- Building Setback Line

■ Buildable Area

D. Building Placement and Form

Setback (Distance from ROW / Lot Line)	Front ¹	Side St.	Side	Rear ²
	A	B	C	D
Minimum	25'	15'	5'	10'

¹ Where existing adjacent buildings are located in front of the minimum front setback, the building may be set to align with the average front yard setback of the four nearest principal residential structures located on the same side of the block that are built within 50 feet of the front lot line.

² Rear setback is 5 feet for accessory structures with a maximum height of 15 feet.

Building Articulation

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.

Unarticulated side wall length	36' (max.)
Articulation, depth	4' (min.)
Articulation, length	10' (min.)

E. Height

Primary and Accessory Buildings

Within 80' of Front Property Line

To Eave/Parapet (max.)	22'
Overall (max.)	32' E

Beyond 80' of Front Property Line

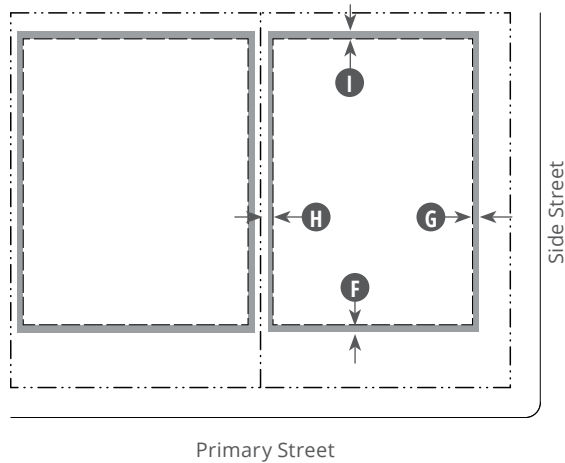
To Eave/Parapet (max.)	15'
Overall (max.)	22'

Preservation Incentive

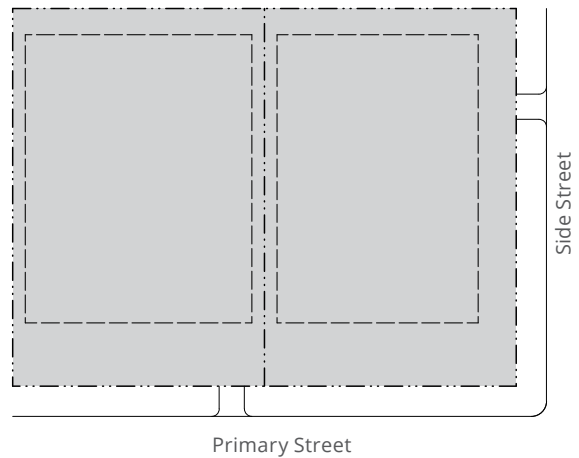
Height standards, when primary building is preserved, for accessory dwelling unit and/or additions to primary building.

To Eave/Parapet (max.)	22'
Overall (max.)	32' E

Encroachments Diagram



Parking Diagram



Key for Diagrams

- ROW / Lot Line
- Building Setback Line

■ Encroachment

■ Parking Area

F. Encroachments

Encroachment Type	Front (max.) F	Side St. (max.) G	Side (max.) H	Rear (max.) I
Architectural Features ¹	2'	2'	2'	2'
Uncovered Steps, Porch, or Stoop ²	3'	3'	3'	3'
Covered Porch, open on three sides	5'	N/A	N/A	N/A

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

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.

Height Encroachment	Length (max.)
Gable End	30', within 60' of Front Property Line
Dormers	15' combined on each building

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

G. Frontages

None

H. Parking

See Section 23-4D-2040 (Parking Requirements).

I. Impervious Cover

Impervious Cover	% (max.)	Standards
Impervious Cover	45% ³	23-3D-3
Building Cover	40%	

See Division 23-3D-8 (Additional Standards in All Watersheds) 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 shall reduce the impervious cover to comply with other requirements of this Title.

Key for Subsections F-G

N/A = Allowed

J. Open Space

Open Space Type	Size (min.)
Personal Open Space	None required
Common Open Space	5% gross site area ¹
Civic Open Space	
Sites <4 acres	None required
Sites ≥ 4 acres	10% net development acreage in compliance with Section 23-4C-1040 (Civic Open Space)

¹ For sites 2 acres or larger see Section 23-4C-1030 (Common Open Space). Otherwise none required

K. Signage

See Chapter 23-8.

L. Additional Standards

Additional Standards	See Division 23-4E-7 (Additional General Standards).
Affordable Housing	See Article 23-3E (Affordable Housing).
Building Standards	See Section 23-4E-8060 (Building Design Standards).
Drainage	See Article 23-10E (Drainage).
Landscape	See Article 23-4E-4 (Landscape).
Outdoor Lighting	See Article 23-4E-4 (Outdoor Lighting).
Tree Protection	See Article 23-3C (Tree Protection).
Water Quality	See Article 23-3D (Water Quality).