



23-4D-2170 Residential 3C (R3C) Zone

A. General Intent

The R3C zone is a residential zone that provides detached housing and duplexes with accessory dwelling units, and detached. This zone is meant for areas with access to mixed-use and main street zones within walking or biking distance.

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					
Cottage	1	40' ¹	5,000 sf ¹	0.4 FAR or 2300 sf	23-4E-8030
House	1	50'	5,000 sf	0.4 FAR or 2300 sf	23-4E-8030
Duplex	2	50'	5,000 sf	0.4 FAR or 2300 sf	23-4E-8030
Cottage Corner ²	1	50'	5,000 sf	0.4 FAR or 2300 sf	23-4E-8030
Cottage Court ³	1	100'	10,000 sf	0.4 FAR or 2300 sf	23-4E-8030
Accessory Building					
Accessory Dwelling Unit ³	1	—	—	0.15 FAR up to 1150 sf	23-4E-8030

Notes

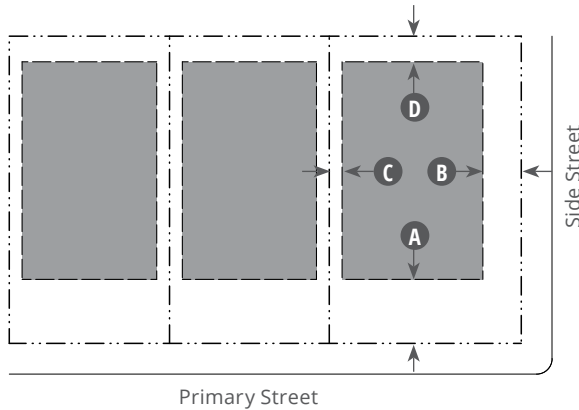
¹ 25' lot width (min.) and 2500 sf area (min.) for lots existing at time of adoption of this Land Development Code.

² Cottage Corner building types shall be located on a corner lot.

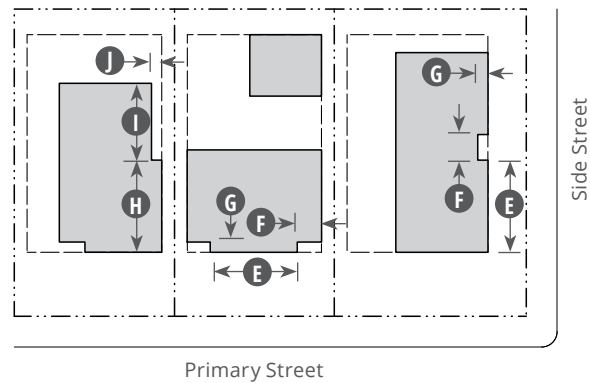
³ Not allowed with cottage court or cottage corner.

Key for Subsection C — = No Requirement

Building Form Diagram



Building Placement Diagram



Key for Diagrams

---- ROW / Lot Line

--- Building Setback Line

■ Building Footprint

D. Building Placement and Form

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

Notes

Existing buildings located closer are considered conforming.

Where existing adjacent buildings are in front of the minimum front setback or side street setback, the building may be set to align with the facade of the front-most immediately adjacent building.

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.

D. Building Placement and Form (continued)

Building Width

Maximum —

Building Articulation

Front and Side Street Facades

Articulation is required for front and side street walls on additions or new construction.

Facade length without articulation (max.)	36'	(E)
Articulation length (min.)	10'	(F)
Articulation depth (min.)	4'	(G)

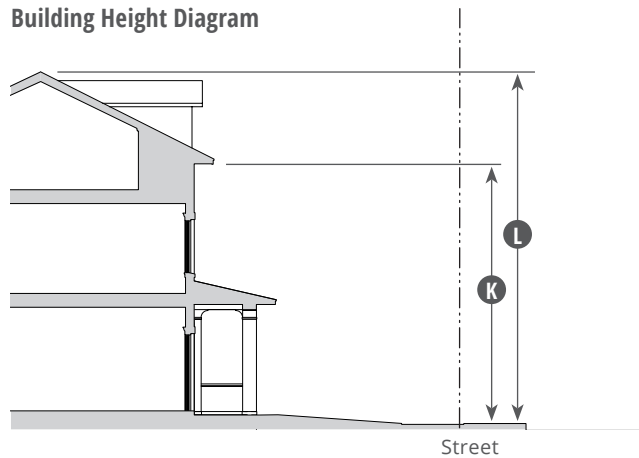
Side Facades

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.

Facade length without articulation (max.)	36'	(H)
Articulation length (min.)	10'	(I)
Articulation depth (min.)	4'	(J)

Key for Subsection D

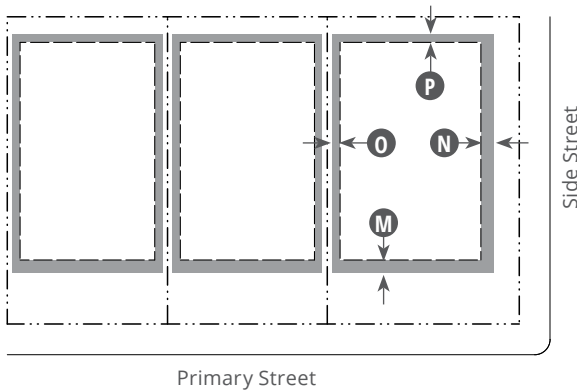
— = No Requirement



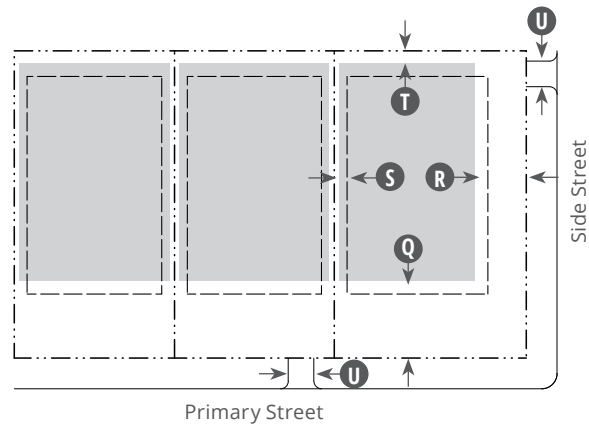
Key for Diagram - - - - ROW / Lot Line

E. Height		
Primary and Accessory Buildings		
Within 80' of Front Property Line		
To Eave/Parapet (max.)	22'	K
Overall (max.)	32'	L
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'	K
Overall (max.)	32'	L
Accessory Structure		
Overall (max.)	12'	

Encroachments Diagram



Parking Diagram



Key for Diagrams

--- ROW / Lot Line
 ■ Encroachment

--- Building Setback Line ■ Parking Area

F. Encroachments

Encroachment Type	Front (max.) M	Side St. (max.) N	Side (max.) O	Rear (max.) P
Private Frontage	5'	5'	N/A	N/A
Steps and/or ramps to Building Entrance	5'	5'	N/A	N/A
Architectural Features	3'	3'	3'	3'

Encroachments are not allowed within a ROW or public easement.

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

Height Encroachments 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

Private Frontage Type	Front	Side St.	Standards
Common Yard	A	A	23-4E-1040
Porch: Projecting	A	A	23-4E-1050
Porch: Engaged	A	A	23-4E-1060
Stoop	N/A	A	23-4E-1070

Key for Subsections F-G

A = Allowed N/A = Not Allowed

G. Frontages (continued)

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

Pedestrian Access

All units shall have pedestrian access from the primary street, or for corner lots, from the primary street or side street.

H. Parking

Setback	Front Q	Side St. R	Side S	Rear T
Minimum	30' ¹	20'	2'	5'

Parking Driveway

Width	10' max. U
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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-2040 (Parking Requirements).

Notes

Garages along the front facade of the primary building shall occupy no more than one-third the width of the front facade.

¹ Required parking space(s) shall not be located in front of the front facade of the building.

I. Impervious Cover

Impervious Cover	% (max.)	Standards
Impervious Cover	45% ¹	23-3D-3
Building Cover	40%	

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	Area per Unit (min.)
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Personal ²	100 sf
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Open Space Location	Width (min.)	Depth (min.)	Area (min.)
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Ground level	10'	10'	100 sf
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Above ground	5'	5'	50 sf
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Notes

Personal open space requirement may be met by ground floor personal open space, upper story balcony, or roof deck.

Personal open space requirements shall not be met by open space provided in required front or side street setbacks.

² The Cottage Court building type has additional open space standards. See Section 23-4E-8020 (Supplementary Cottage Court Building Type Standards).

K. Signage

See Chapter 23-8 (Signage)

L. Additional Requirements

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