



23-4D-3050 Residential Multi-Unit 1A (RM1A) Zone

A. General Intent

The RM1A zone is a residential zone that provides primarily attached multi-unit housing in house-scale or block-scale buildings. This zone is meant to provide a transition between lower-intensity and medium-intensity residential zones and higher-intensity residential zones or mixed-use zones.

Character Summary

- Basic Form Controls
- Affordable Housing Bonus Program: Bonus Available
- Compatibility Effects in This Zone
 - Additional Setbacks Triggered by Residential House-Scale
 - Height Stepbacks Not Applicable

B. Sub-Zone(s)

None

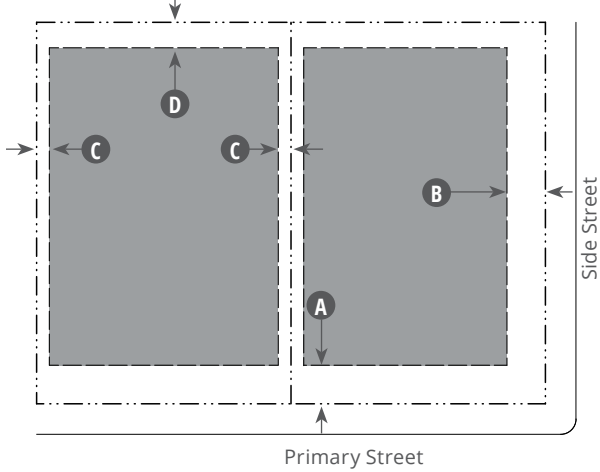
C. Lot Size and Intensity

Lot Size	Area	Width
Minimum	5,750 sf	50'
Intensity	Base Standard	AHBP Bonus ¹
Single-Family Use (max.)	1 unit/lot	+0
Multi-family Use, Dwelling Units per Acre (max.)	12	+18

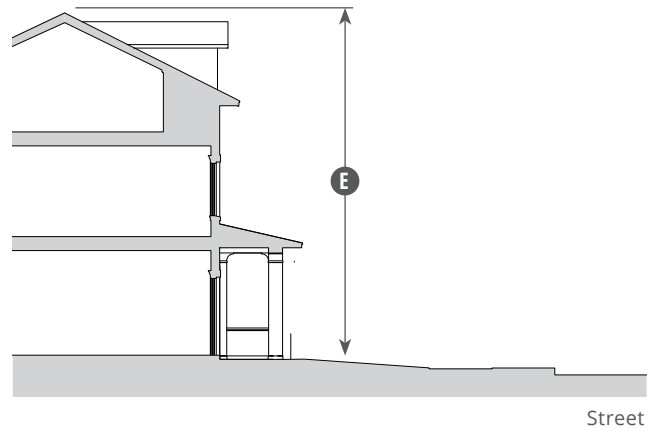
Notes

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

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 A	Side St. B	Side C	Rear D
Minimum	25'	15'	5'	10'
Portions of building adjacent to or across an alley less than 20 feet in width from Residential House-Scale Zone				
Lots ≤ 75' wide	25'	15'	15' ²	30' ²
Lots > 75' wide	25'	15'	20' ²	30' ²

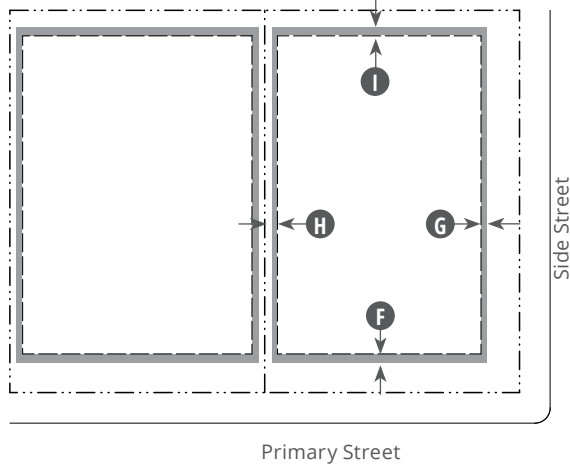
¹ Where existing adjacent buildings are located in front of the minimum front setback, the building may be set to align with the average front yard setback of the four nearest principal residential structures located on the same side of the block that are built within 50 feet of the front lot line.

² Landscape buffer required where additional setback are required. See Section 23-4E-4090 (Intermittent Visual Obstruction Buffer) for specific landscape requirements.

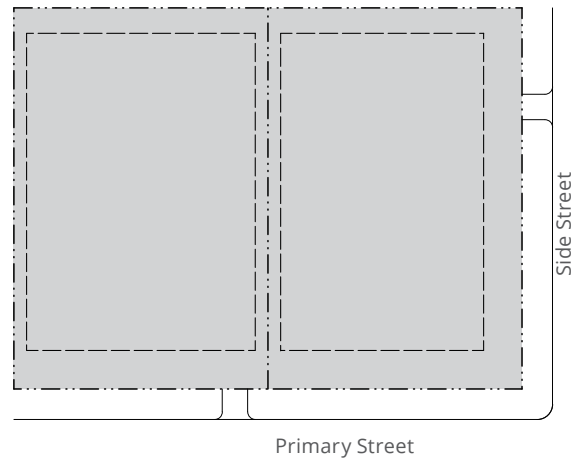
E. Height

Primary Building	
Overall (max.)	35' E
Accessory Structure	
Overall (max.)	30'

Encroachments Diagram



Parking Diagram



Key for Diagrams

- ROW / Lot Line
- Building Setback Line

■ Encroachment

■ Parking Area

F. Encroachments

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

See Section 23-4E-7050 (Encroachments)

² Does not apply to a feature required for a passive energy design. See ramp exceptions in Subsection 23-4E-7050(B)(7).

³ 3' max. above ground.

Height Encroachments

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

G. Frontages

None

H. Parking

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

I. Impervious Cover

Impervious Cover	% (max.)	Standards
Impervious Cover ¹		
Single-Family Use	45%	23-3D-3
Other Use	55%	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 development shall reduce the impervious cover to comply with other requirements of this Title.

J. Open Space	
Open Space Type	Size (min.)
Personal Open Space	
Multi-Family Uses	5% gross site area in compliance with Section 23-4E-6240 (Multi-Family)
Common Open Space	
Multi-Family Uses ≥ 10 units	5% gross site area
All Other Non-Residential Uses > 2 acres	5% gross site area
Civic Open Space	
Sites ≥ 4 acres	10% net development acreage in compliance with Section 23-4C-1040 (Civic Open Space)

K. Signage

See Chapter 23-8 (Signage).

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).