



**23-4D-3090 Residential Multi-Unit 3A (RM3A) Zone**

**A. General Intent**

The RM3A 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 medium-intensity residential zones and higher-intensity residential zones or mixed-use zones.

**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
  - Height Stepbacks Triggered by Residential House-Scale

**B. Sub-Zone(s)**

None

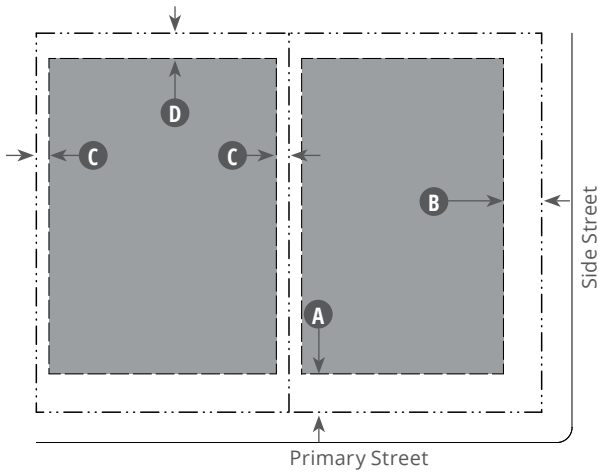
**C. Lot Size and Intensity**

Lot Size	Area	Width
Minimum	8,000 sf	50'
Intensity	Base Standard	AHBP Bonus <sup>1</sup>
Dwelling Units per Acre (max.)	36	+40
FAR (max.)	0.75	+0

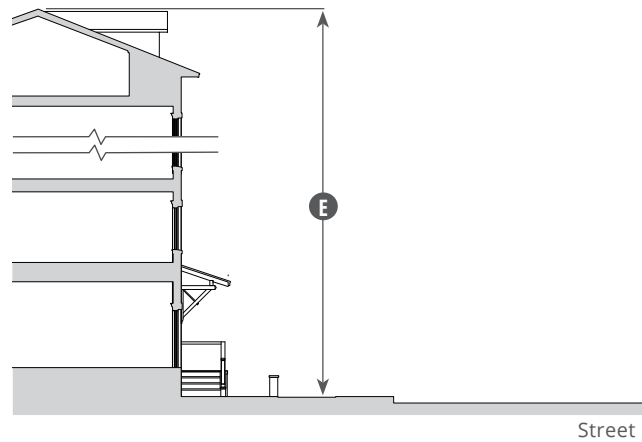
**Notes**

<sup>1</sup> 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

⚡ Max. number of allowed stories may exceed diagram

**D. Building Placement and Form**

Setback (Distance from ROW / Lot Line)	Front <b>A</b>	Side St. <b>B</b>	Side <b>C</b>	Rear <b>D</b>
Minimum <sup>1</sup>	15'	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	15'	15'	10' <sup>2</sup>	30' <sup>2</sup>
Lots > 75' wide	15'	15'	20' <sup>2</sup>	30' <sup>2</sup>

<sup>1</sup> Additional setback and/or easement may be required where street ROW or utilities easement is required.

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

**E. Height**

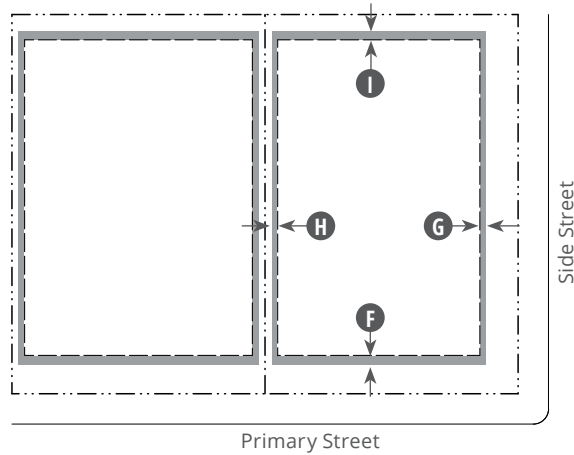
Primary Building	
Overall (max.)	60' <b>E</b>
Accessory Building	
Overall (max.)	30'

**Building Height Stepback**

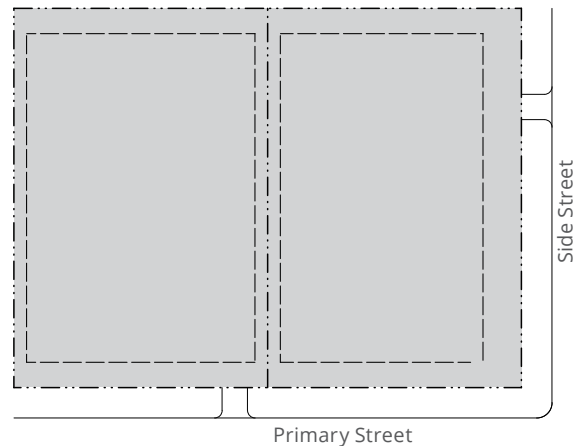
Stepbacks required for portions of building adjacent to, across an alley from, or across a ROW less than 60' wide from a Residential House-Scale Zone.

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

**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 <sup>1</sup>	2'	2'	2'	2'
Uncovered Steps, Porch, or Stoop <sup>2</sup>	3'	3'	3'	3'
Covered Porch, open on three sides	5'	-	-	-

See Section 23-4E-7050 (Encroachments)

<sup>1</sup> Does not apply to a feature required for a passive energy design. See ramp exceptions in Subsection 23-4E-7050(B)(7).

<sup>2</sup> 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	70% <sup>1</sup>	23-3D-3
Building Cover	60%	

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

<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 development shall reduce the impervious cover to comply with other requirements of this Title.

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

**K. Signage**

See Chapter 23-8 (Signage).

<b>L. Additional Standards</b>	
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).