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**23-3C-3100 Residential 2A (R2A) Zone**

- (A) **Purpose.** Residential 2A (R2A) zone is intended to allow detached housing with accessory dwelling units (ADUs) or duplexes in a more suburban setting.
- (B) **Requirements.** A lot zoned Residential 2A shall comply with the requirements of this subsection, which are established in the following tables:
- (1) Table (A) (Lot Size and Intensity);
  - (2) Table (B) (Building Placement);
  - (3) Table (C) (Height);
  - (4) Table (D) (Encroachments);
  - (5) Table (E) (Parking); and
  - (6) Table (F) (Impervious Cover).
- (C) **Number of Units Permitted.** When utilizing a Residential Use, a lot zoned R2A allows a maximum of two units per lot.
- (1) **Exception.** If utilizing the Preservation Incentive, per Section 23-3C-3060 (House-Scale Preservation Incentive), a lot zoned R2A is allowed one additional unit beyond the maximum number of units allowed in the zone.



R2A

Table 23-3C-3100(A) Lot Size and Intensity					
	Lot			Building	
	Dwelling Units per Lot Maximum	Width (min.)	Area (min.)	FAR and Size Maximum	
<b>(1) Allowed Use</b>	Base Standard			Base Standard	
Single-Family	1	45'	5,000 sf	0.4 FAR	
Single-Family + ADU	2	45'	5,000 sf	0.4 FAR or 1300 sf per unit	
Single-Family Attached	1	25'	2,500 sf	0.4 FAR or 1300 sf per unit	
Duplex	2	45'	5,000 sf	0.4 FAR or 1300 sf per unit	
Other Allowed Uses	—	45'	5,000 sf	0.4 FAR	

Table 23-3C-3100(B) Building Placement				
(1) Setback (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum	25'	15'	5'	10'

(a) Setback exceptions are provided in Section 23-3D-10070 (Setback Exceptions).

(b) The rear setback is 5 feet for an accessory structure with a maximum height of 15 feet.

Table 23-3C-3100(C) Height	
(1) All Buildings	
To Top Plate (maximum)	25'
Overall (maximum)	35'

Table 23-3C-3100(D) Encroachments				
(1) Encroachment Type	Front (max.)	Side St. (max.)	Side (max.)	Rear (max.)
Architectural Features	2'	2'	2'	2'
Porch, Stoop, or Uncovered Steps <sup>1,2,3</sup>	8'	8'	3'	5'

<sup>1</sup> The maximum height of a porch, stoop, or uncovered step is 3 feet.

<sup>2</sup> A porch encroaching into a required setback is limited to 1-story.

<sup>3</sup> An engaged porch is not permitted to project into a required setback.

(2) Height Encroachments	
(a)	See Section 23-4D-10050 (Encroachments Above Maximum Height) for additional standards.

Table 23-3C-3100(E) Parking	
(1) Parking Requirements	
(a)	See Section 23-3C-3040 (Parking Requirements) for standards.

Table 23-3C-3100(F) Impervious Cover	
(1) Impervious Cover	% (max.)
1 unit	40% <sup>1</sup>
2 units	45%

<sup>1</sup> Alteration or modification of structures permitted before (effective date of LDC Revision) may not exceed 45%.

(a) See Division 23-4D-3 (Impervious Cover) for additional standards.