
23-3C-3120 Residential 2C (R2C) Zone

- (A) **Purpose.** Residential 2C (R2C) zone is intended to allow detached housing with accessory dwelling units (ADUs) or duplexes on small lots throughout the city.
- (B) **Requirements.** A lot zoned Residential 2C 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 R2C 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 R2C is allowed one additional unit beyond the maximum number of units allowed in the zone.



R2C

Table 23-3C-3120(A) Lot Size and Intensity				
(1) Allowed Use	Lot			Building
	Dwelling Units per Lot Maximum	Width (min.)	Area (min.)	FAR Maximum
	Base Standard			Base Standard
Single-Family	1	35'	3,500 sf	0.5 FAR
Single-Family + ADU	2	35'	3,500 sf	0.6 FAR
Duplex	2	35'	3,500 sf	0.6 FAR
Other Allowed Uses	—	35'	3,500 sf	0.5 FAR

Table 23-3C-3120(B) Building Placement				
(1) Setback (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum	15'	10'	3'	5'

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

Table 23-3C-3120(C) Height			
(1) All Buildings			
To Top Plate (maximum)			25'
Overall (maximum)			35'

Table 23-3C-3120(D) Encroachments				
(1) Encroachment Type	Front (max.)	Side St. (max.)	Side (max.)	Rear (max.)
Architectural Features	2'	2'	1'	2'
Porch, Stoop, or Uncovered Steps ^{1,2,3}	8'	8'	1'	3'

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

² A porch encroaching into a required setback is limited to 1-story.

³ An engaged porch is not permitted to project into a required setback.

(2) Height Encroachments	
(a)	See Section 23-3D-10050 (Encroachments Above Maximum Height) for additional standards.

Table 23-3C-3120(E) Parking	
(1) Parking Requirements	
(a)	See Section 23-3C-3040 (Parking Requirements) for standards.

Table 23-3C-3120(F) Impervious Cover	
(1) Impervious Cover	% (max.)
Impervious Cover	65%
(a)	See Division 23-4D-3 (Impervious Cover) for additional standards.