
23-3C-4070 Residential Multi-Unit 1 (RM1) Zone

- (A) **Purpose.** Residential Multi-Unit 1 (RM1) zone is intended to provide a transition between low-intensity residential zones and medium to higher-intensity zones. This zone allows house-scale, multi-unit structures and townhouses with required frontages.
- (B) **Requirements.** A lot zoned Residential Multi-Unit 1 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) (Building Form);
 - (4) Table (D) (Height);
 - (5) Table (E) (Encroachments);
 - (6) Table (F) (Parking);
 - (7) Table (G) (Private Frontages); and
 - (8) Table (H) (Impervious Cover).
- (C) **Number of Dwelling Units Permitted.** A lot zoned RM1 allows:
- (1) A minimum of two units per lot.
 - (a) **Exception.** A minimum of one unit per lot is permitted for complying uses per Section 23-2H-3020 (Compliant Residential Use).
 - (2) A maximum of ten units per lot.
 - (a) **Exception.** If utilizing the Preservation Incentive, per Section 23-3C-4060 (House-Scale Preservation Incentive), a lot zoned RM1 is allowed 11 units per lot.



RM1

Table 23-3C-4070(A) Lot Size and Intensity						
(1) Allowed Use	Lot				Building	
	Dwelling Units per Lot		Width (min.)	Area (min.)	FAR Maximum	
	Base Standard	Bonus ¹			Base Standard	Bonus ¹
Duplex, Cottage Court, Multi-Family	2	+0	45'	5,000 sf	0.4 FAR	+0 FAR
	3 to 4	+0	45'	5,000 sf	0.6 FAR	+0 FAR
	5 to 6	+4	45'	5,000 sf	0.8 FAR	+1.0 FAR
Live/Work	1	+0	18'	1,800 sf	0.8 FAR	+0 FAR
Townhouse	1	+0	18'	1,800 sf	0.8 FAR	+0 FAR
Other Allowed Uses	—	+0	50'	5,000 sf	0.8 FAR	+0 FAR

¹ To receive affordable housing bonus, a project must comply with Article 23-4E (Affordable Housing).

Table 23-3C-4070(B) Building Placement				
(1) Setback (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum	10'	10'	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-4070(C) Building Form	
(1) Overall Building Envelope	
Width (maximum)	100'

Table 23-3C-4070(D) Height		
(1) All Buildings	Base Standard	Bonus ¹
Overall (maximum)	40'	+5'

¹ To receive affordable housing bonus, a project must comply with Article 23-4E (Affordable Housing).

Table 23-3C-4070(E) Encroachments

(1) Encroachment Type	Front (max.)	Side St. (max.)	Side (max.)	Rear (max.)
Private Frontage ^{1, 2, 3}	8'	8'	—	—
Architectural Features	2'	2'	2'	2'
Porch, Stoop, or Uncovered Steps ^{1, 2, 3}	—	—	3'	8'

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-4070(F) Parking

(1) Parking Requirements

(a) See Section 23-3C-4040 (Parking Requirements) for standards.

Table 23-3C-4060(G) Private Frontages

(1) Private Frontage Type	Front	Side St.	Standards
Porch: Projecting	A	A	23-3D-5040
Porch: Engaged	A	A	23-3D-5050
Dooryard	A	A	23-3D-5060
Forecourt	A	—	23-3D-5070

(a) One Private Frontage is required for each street-facing façade with an entryway, and at least one entryway must face the street.

Table 23-3C-4070(H) Impervious Cover

(1) Impervious Cover	% (max.)
2 units	45%
3 units	50%
4 to 5 units	55%
6 units or more	60%

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