
23-3C-4090 Residential Multi-Unit 3 (RM3) Zone

- (A) **Purpose.** Residential Multi-Unit 3 (RM3) zone is intended to provide a transition between medium-intensity residential zones and higher-intensity zones.
- (B) **Requirements.** A lot zoned Residential Multi-Unit 3 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); and
 - (7) Table (G) (Impervious Cover).



RM3

Table 23-3C-4090(A) Lot Size and Intensity						
(1) Allowed Use	Lot				Building	
	Dwelling Units per Acre Maximum		Width (min.)	Area (min.)	FAR Maximum	
	Base Standard	Bonus ¹			Base Standard	Bonus ¹
Multi-Family	36	+40	50'	5,000 sf	0.8 FAR	Unlimited FAR
Live/Work	24	+0	18'	1,800 sf	0.8 FAR	+0 FAR
Townhouse	24	+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-4090(B) Building Placement				
(1) Setback (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum	5'	5'	5'	5'

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

(2) Compatibility Setbacks	Front	Side St.	Side	Rear
Lots ≤ 75' wide	5'	5'	10'	30'
Lots > 75' wide	5'	5'	20'	30'

(a) Where a portion of a building is across an alley less than 20 feet in width from a property zoned R3 or more restrictive; or is adjacent to a property zoned R3 or more restrictive, then minimum setbacks shall be provided along the alley or shared lot line that comply with this subsection.

(b) Where a compatibility setback along a side or rear lot line, a landscape buffer shall be provided that complies with Section 23-3D-3080 (Intermittent Visual Obstruction Buffer).

(c) A project providing on-site, income-restricted affordable units as part of an Affordable Housing Bonus or Incentive Program, per Article 23-4E (Affordable Housing), is not subject to the compatibility setback.

Table 23-3C-4090(C) Building Form	
(1) Net Frontage defined by Building Façade	
Location	Net Frontage
Front.	40% (min.)
Side St.	40% (min.)

(a) The percent of net frontage of a building façade defined in this subsection must be within the façade zone.

(b) See exemptions in Subsection 23-3C-4050(D)(1).

(c) Where there is not enough building frontage to meet the standards, an active private frontage is required in compliance with Subsection 23-3C-4050(D)(2).

Table 23-3C-4090(D) Height

(1) All Buildings	Base Standard	Bonus ¹
Overall (maximum)	60'	+15'

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

(2) Compatibility Height

Stepback Distance from the lot line of the triggering property: Overall height shall not exceed:

≤ 50'	35'
> 50' and ≤ 100'	45'
> 100'	Set by zone standards

- (a) Where a building height stepback is required, the overall height of buildings shall comply with this subsection.
- (b) Building height stepbacks are required where a portion of a building is located:
 - i. Across an alley, less than 20 feet in width, from a property zoned R3 or more restrictive;
 - ii. Across a right-of-way, less than 60 feet in width, from a property zoned R3 or more restrictive; or
 - iii. Adjacent to a property zoned R3 or more restrictive.
- (c) A project providing on-site, income-restricted affordable units as part of an Affordable Housing Bonus or Incentive Program, per Article 23-4E (Affordable Housing), is not subject to the compatibility stepback.

Table 23-3C-4090(E) Encroachments

(1) Encroachment Type	Front (max.)	Side St. (max.)	Side (max.)	Rear (max.)
Architectural Features	2'	2'	2'	2'
Porch, Stoop, or Uncovered Steps ^{1,2,3}	3'	3'	3'	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-4090(F) Parking

(1) Parking Requirements

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

Table 23-3C-4090(G) Impervious Cover

(1) Impervious Cover	% (max.)
Impervious Cover	70%

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