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**23-3C-6080 Main Street 2B (MS2B) Zone**

- (A) **Purpose.** Main Street 2B (MS2B) zone is intended to provide housing and convenient access to services and amenities for nearby residents in a medium-intensity urban main street environment with active frontages located near transit along a neighborhood edge, along corridors, or in neighborhood nodes served by transit.
- (B) **Requirements.** A lot zoned Main Street 2B 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).



MS2B

Table 23-3C-6080(A) Lot Size and Intensity			
(1) Allowed Use	Lot		
	Dwelling Units Per Acre Maximum	Width Minimum	Area Minimum
	Base Standard		
Multi-Family	N/R	18'	1,800 sf
Live/Work	24	18'	1,800 sf
Townhouse	24	18'	1,800 sf
Other Allowed Uses	—	N/R	1,800 sf

Table 23-3C-6080(B) Building Placement				
(1) Setback (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum	5'	5'	0'	5'
Maximum	10'	10'	N/R	N/R

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

(2) Compatibility Setback	Front	Side St.	Side	Rear
For lots ≤ 75' wide	10'	10'	15'	30'
For lots > 75' wide	10'	10'	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 is required 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-6080(C) Building Form	
(1) Net Frontage defined by Building Facade	
Location	Net Frontage
Front	75% (min.)
Side St.	60% (min.)

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

(b) See exemptions in Subsection 23-3C-6050(C)(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-6050(C)(2).

**Key for Tables**

A = Allowed

— = Not Allowed

N/R = No Requirement

**Table 23-3C-6080(D) Height**

(1) All Buildings	Base Standard	Bonus <sup>1</sup>
Overall (maximum)	45'	20'

<sup>1</sup> 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'
> 50' and ≤ 100'
> 100'

(a) Where a building height stepback is required, then 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.

**(3) Primary Building, Ground Floor**

Floor-to-Bottom of Structure Height	15' (min.)
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**Table 23-3C-6080(E) Encroachments**

(1) Encroachment Type	Front (max.)	Side St. (max.)	Side (max.)	Rear (max.)
Private Frontage				
Gallery <sup>1</sup>	14'	14'	—	—
Architectural Features	2'	2'	2'	2'

<sup>1</sup> Galleries may encroach into the street right-of-way, subject to the approval of an encroachment agreement in compliance with Chapter 14-11 (Use of Right-of-Way) of Title 14 (Use of Streets and Public Property).

**(2) Height Encroachments**

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

**Table 23-3C-6080(F) Parking**

**(1) Parking Requirements**

(a) See Section 23-3C-6040 (Parking Requirements) for standards.

**Table 23-3C-6080(G) Private Frontages**

(1) Private Frontage Type	Front	Side St.	Standards
Dooryard	A	A	23-3D-5060
Forecourt	A	A	23-3D-5070
Terrace	A	A	23-3D-5080
Lightwell <sup>1</sup>	A	A	23-3D-5090
Shopfront	A	A	23-3D-5100
Gallery	A	A	23-3D-5110

<sup>1</sup> Allowed only when necessary to accommodate grade change.

(a) One Private Frontage is required for each street-facing facade with an entryway.

**Table 23-3C-6080(H) Impervious Cover**

(1) Impervious Cover	% (max.)
Impervious Cover	90%

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

**Key for Tables**                      A = Allowed                      — = Not Allowed                      N/R = No Requirement