
23-3C-6090 Main Street 3 (MS3) Zone

- (A) **Purpose.** Main Street 3 (MS3) zone is intended to provide housing and convenient access to services and amenities for nearby residents in a high-intensity urban main street environment with active frontages located in regional centers, or along well-connected corridors served by frequent transit.
- (B) **Requirements.** A lot zoned Main Street 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);
 - (7) Table (G) (Private Frontages); and
 - (8) Table (H) (Impervious Cover).

A large, dark red rectangular box containing the text "MS3" in a bold, sans-serif font, oriented vertically.

23-3C-6090(A) Lot Size and Intensity				
(1) Allowed Use	Lot			
	Dwelling Units Per Acre Maximum		Width Minimum	Area Minimum
	Base Standard	Bonus ¹		
Multi-Family	54	Unlimited	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

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

23-3C-6090(B) Building Placement				
(1) Setback (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum	5'	5'	0'	0'
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-6090(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-6090(D) Height

(1) All Buildings	Base Standard	Bonus ¹
Overall (maximum)	65'	+25'

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

(2) Compatibility Height
Stepback Distance from the lot line of the triggering property:

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.

(3) Primary Building, Ground Floor

Floor-to-Bottom of Structure Height	15' (min.)
-------------------------------------	------------

Table 23-3C-6090(E) Encroachments

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

¹ 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-6090(F) Parking

(1) Parking Requirements

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

Table 23-3C-6090(G) Private Frontages

(1) Private Frontage Type	Front	Side St.	Standards
Dooryard	A	A	23-3D-5060
Terrace ¹	A	A	23-3D-5080
Shopfront	A	A	23-3D-5100
Gallery	A	A	23-3D-5110

¹ Allowed only when necessary to accommodate grade change.

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

Table 23-3C-6090(H) Impervious Cover

(1) Impervious Cover	% (max.)
Impervious Cover	95%

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

Key for Tables

A = Allowed

— = Not Allowed

N/R = No Requirement