
23-3C-3110 Residential 2B (R2B) Zone

- (A) **Purpose.** Residential 2B (R2B) zone is intended to allow detached housing with accessory dwelling units (ADUs) or duplexes in a more urban setting.
- (B) **Requirements.** A lot zoned Residential 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) (Height);
 - (4) Table (D) (Encroachments);
 - (5) Table (E) (Private Frontages);
 - (6) Table (F) (Parking); and
 - (7) Table (G) (Impervious Cover).
- (C) **Number of Units Permitted.** When utilizing a Residential Use, a lot zoned R2B 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 R2B is allowed one additional unit beyond the maximum number of units allowed in the zone.



R2B

Table 23-3C-3110(A) Lot Size and Intensity				
	Lot			Building
	Dwelling Units per Lot Maximum	Width (min.)	Area (min.)	FAR and Size Maximum
(1) Allowed Use	Base Standard			Base Standard
Single-Family	1	45'	5,000 sf	0.4 FAR
Single-Family + ADU	2	45'	5,000 sf	0.4 FAR or 1300 sf per unit
Single-Family Attached	1	25'	2,500 sf	0.4 FAR or 1300 sf per unit
Duplex	2	45'	5,000 sf	0.4 FAR or 1300 sf per unit
Other Allowed Uses	—	45'	5,000 sf	0.4 FAR

Table 23-3C-3110(B) Building Placement				
(1) Setback (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum	15'	10'	5'	5'

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

Table 23-3C-3110(C) Height	
(1) All Buildings	
To Top Plate (maximum)	25'
Overall (maximum)	35'

Table 23-3C-3110(D) 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}	8'	8'	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-3110(E) 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-3110(F) Parking	
(1) Parking Requirements	

(a) See Section 23-3C-3040 (Parking Requirements) for standards.

Table 23-3C-3110(G) Impervious Cover	
(1) Impervious Cover	% (max.)
1 unit	40% ¹
2 units	45%

¹ Alteration or modification of structures permitted before (effective date of LDC Revision) may not exceed 45%.

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