

SEC. 24-4.3.12. MIXED RESIDENTIAL 2³¹⁹**a. Purpose**

The purpose of the Mixed Residential 2 (MR-2) District is to provide lands for neighborhoods that accommodate a mix of single-family detached, two-family, and three-family dwellings; townhouses; and small-scale multifamily developments at a maximum density of twelve units per acre. The district is intended to support a medium-density residential environment that may include neighborhood-oriented community and educational development.

**b. Use Standards**

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 24-5: Use Regulations.

c. Intensity and Dimensional Standards

All development in the MR-2 district shall comply with the standards in Table 4-24: MR-2 Intensity and Dimensional Standards.

Table 4-24: MR-2 Intensity and Dimensional Standards

	STANDARD	TOWNHOUSE OR MULTIFAMILY	ALL OTHER USES
	Density (max)	12 du/acre	12 du/acre (residential)
	Lot area (min)	1,300 sf for each du on lot [2]	Single-family detached dwelling on lot with vehicular access from rear only: 5,000 sf Duplex dwelling and all other uses: 7,500 sf
A	Lot width (min)	45 ft [3]	45 ft [3]
B	Front setback (min)	15 ft [4]	15 ft [4]
C	Side setback (min)	5 ft [5]	5 ft [5]
D	Rear setback (min)	20 ft	20 ft
E	Building height (max)	45 ft	Residential uses (not townhouse or multifamily): 35 ft
			Nonresidential uses: 45 ft

**NOTES**

[1] max = maximum; min = minimum; du = dwelling units; ft = feet; sf = square feet

[2] The minimum total site area for a townhouse project is 15,000 square feet.

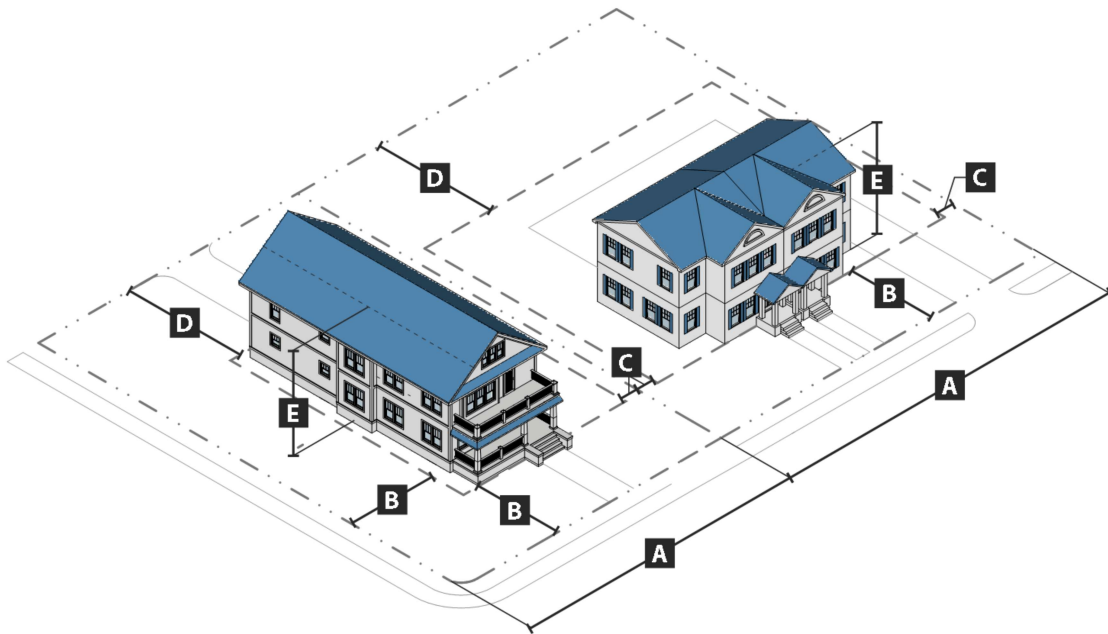
[3] The minimum lot width applies to single family homes only. There is no minimum lot width for duplexes and multifamily buildings. No townhouse lot shall be less than one-fourth as wide as it is deep.³²⁰

[4] The minimum front setback may be decreased to the average alignment of existing buildings within 100 feet on either side of subject building and within the same block if such alignment is less than 25 feet. A street-facing garage shall be set back at least 20 feet from the front lot line.

[5] There is no minimum side setback for townhouses, except a minimum side setback of seven feet is required at each end of a row of townhouse units.

³¹⁹ The MR-2 district carries forward, consolidates, simplifies, and renames the current RA-1 and RA-2 districts in the current Zoning Ordinance. Dimensional standards are based on from Sec. 24-341 (townhouse) and 24-347 (detached house) of the current Zoning Ordinance; the cottage court standards in Sec. 24-344 and the mirrored green standards in Sec. 24-345 have not been carried forward. The per-unit lot size requirements for multifamily ("Apartment" in Sec. 24-337) are new. Nonresidential standards are new. The district graphic has been updated to show rear-loaded single-family lots.

³²⁰ This provision modifies the existing lot width-to-depth ratio for townhouse lots from one-third to one-fourth to allow for deeper townhouse lots.



d. Additional Development Standards³²¹

The following building material requirements apply to all development in the MR-2 district.

1. Primary Materials

Primary material changes may occur only at building corners where a maximum of one of the façades faces a street. The following materials are required for not less than 75 percent of the building wall surface area on each façade:

- i. Brick masonry;
- ii. Natural stone (or synthetic equivalent), such as limestone, granite, and marble;
- iii. Cementitious siding, provided no single panel is larger than three feet by three feet;
- iv. Glass curtain wall;
- v. Stucco (panels with cementitious finish, not tiles or external insulation finishing system – EIFS); and
- vi. For detached building types only, vinyl shakes or singles, and vinyl clapboard (with a minimum thickness of 0.044 inches).

2. Accent Materials

The following materials may make up 25 percent of the building wall surface area on each façade:

- i. Pre-cast masonry (for trim and cornice elements only);
- ii. Gypsum reinforced fiber concrete – GFRC (for trim elements only);
- iii. EIFS, only for trim;
- iv. Metal (for beams, lintels, trim elements, and ornamentation);

³²¹ Standards carried forward from Sec. 24-352 of current Zoning Ordinance with changes to conform with the updated building design regulations that apply in the downtown district.

- v. Split-faced block (only for piers, foundation walls and chimneys); and
- vi. For detached building types only:
 - (a) Vinyl shakes or shingles; and
 - (b) Vinyl (only trim elements).

3. Foundation and Crawlspace Materials

The following materials shall cover exposed foundations and open crawlspaces on each façade, and shall meet minimum ventilation requirements of the Building Code.

- i. Brick and tile masonry;
- ii. Natural stone;
- iii. Split-faced block; and
- iv. Formed concrete (painted or stained).

4. Alternative Materials

Alternative building materials not listed in subsections 1 through 3 above may be approved by the Director of Planning if the Director determines the alternative building materials are equivalent or better than the listed materials. The use of regionally-available materials is preferred.

e. References to Other Standards

Development in the MR-1 district shall comply with all applicable standards of this Zoning Ordinance and the Subdivision Regulations, including but not limited to the standards referenced in Table 4-25: Cross-References to Other Standards.

Table 4-25: Cross-References to Other Standards

SECTION	STANDARD	SECTION	STANDARD
Sec. 24-6.1	Mobility and Connectivity Standards	Sec. 24-6.7	Neighborhood Compatibility Standards
Sec. 24-6.2	Off-Street Parking, Bicycle Parking, and Loading Standards	Sec. 24-6.8	Form and Design Standards
Sec. 24-6.3	Landscape and Buffer Standards	Sec. 24-6.9	Green Building Incentives
Sec. 24-6.4	Open Space Standards	Sec. 24-6.10	Signs and Billboards
Sec. 24-6.5	Fence and Wall Standards		Subdivision Regulations
Sec. 24-6.6	Exterior Lighting Standards		