

17.12.110.A Residential Neighborhood



Intent

Intended for residential development, generally in the form of houses or townhouses, with private or shared open space. This district is appropriate for providing lower levels of density at strategic locations in urban and suburban areas—such as in transition zones near corridors, close to community amenities like parks and schools, or in areas with good access to arterial streets. Preference is given to locations with mass transit service.

Zones	Context
Residential Neighborhood 1 (RN.1)	Suburban
Residential Neighborhood 2 (RN.2)	Urban

Allowed Building Types

Single Family
Two Family
Townhouse
House Court
Townhouse Court
Plex House
Manor House

Detached Accessory Dwelling Units allowed with Single Family Building Types with conditions from [Section 17.16.30.G](#).

Not-owner occupied Short Term Rentals are prohibited. Owner-occupied Short Term Rentals allowed with Single Family Building Type only per [Section 6.28.30](#).



Lot		
Lot Size	RN.1	RN.2
Area	6,000 sf min.	5,000 sf min.
Width	A 60' min.	40' min.
Depth	B 90' min.	90' min.

RN minimum lot area, lot width, and lot depth requirements shall be waived if in compliance with [Section 17.40.680](#) and one of the following conditions are met:

- The site has access to a side street or improved alley.
- The width of the primary structure's main body is at least 18 feet wide, and the highest roofline of the primary structure does not exceed a ratio of 1.0 horizontal to 1.5 vertical.

Building Placement		
Setback		
Front (Build-To Zone)	C 20' min.; 30' max.	10' min.; 25' max.
Side Street (Build-To Zone)	D 15' min.; 25' max.	5' min.; 15' max.
Side	E 5' min.	5' min.
Rear		
Main Building	F 15' min.	15' min.
Accessory Structure(s)	G 5' min.	5' min.

Setbacks should align with the contextual setback (see [Section 17.12.030.c\(3\)](#)). If the contextual setback is greater than the max setback for the district, then the district max shall apply.

Facade Zone	RN.1	RN.2
Main building shall define required % of the linear length of the Front Build-To Zone	50% min.	60% min.
Main building shall define required % of the linear length of the Side Street Build-To Zone	30% min.	40% min.

Encroachments into Setbacks

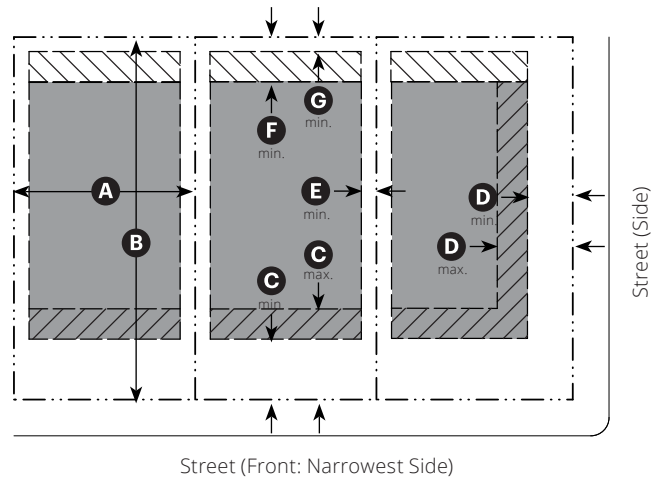
Private Frontage Types may encroach into front and side street setbacks; and shall not be located in side or rear setbacks.

Architectural features may encroach up to 3 feet into shared interior property lines, and up to 5 feet in all other building setbacks.

Fences, freestanding landscape walls, shrubs, and landscaping may encroach up to 3 feet into front or side street setbacks; and are allowed within side and rear setbacks.

Stormwater features may encroach into setbacks.

Encroachments are not allowed within utility easement area, ROW, alley, or across a property line.



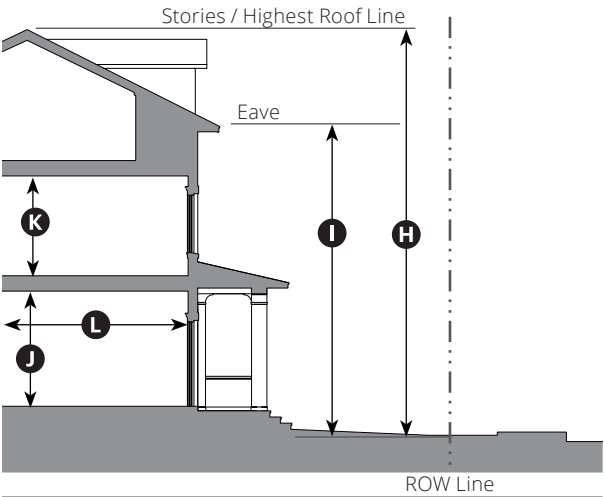
Key

- ROW/ Lot Line
- Setback Line

- Buildable Area
- Build-To Zone
- Acc. Structures Only

Landscape Buffer	
Building Type	Applicability
Single Family, House Court, Townhouse, Two-Family, Plex House	Not-Applicable
Townhouse Court, Manor House	Applicable to parcels that share a side and/or rear property line with R and RS zoned land. See Table 17.24.230 for buffer yard requirements when applicable.

Building Form		
Height	RN.1	RN.2
Main Building		
Stories	2.5 max.	3 max.
See Section 17.12.120 for additional height standards. Building type standards may further limit height.		
Highest Roof Line (H)	H Maximums are set by building type.	
Highest Eave (I)		
Accessory Structure(s)		
Stories	2 max.	2 max.
Highest Roof Line	30' max.	30' max.
Highest Eave	24' max.	24' max.
Floor-to-Floor	RN.1	RN.2
Ground Floor	J 9' min.	9' min.
Upper Floors	K 8' min.	8' min.
Ground Floor Residential or Active Space	L RN.1	RN.2
Depth of active ground floor use along front and side street façade		
Coverage	RN.1	RN.2
Building Coverage	0.4 max.	0.5 max.
See Section 17.28 for Environmental Performance Standards.		



Key
---- ROW Line

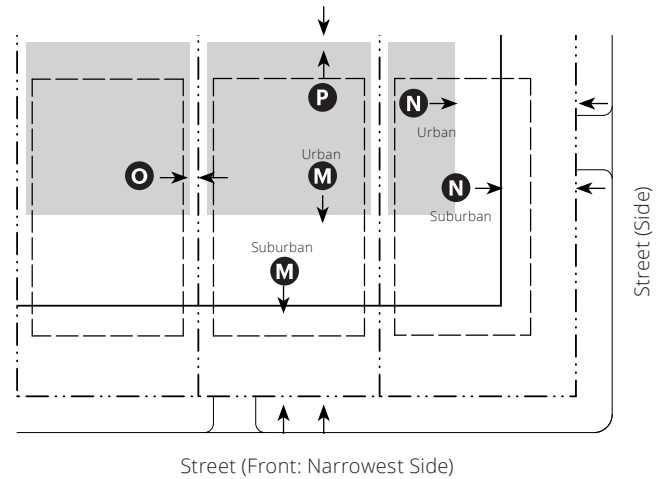
Parking		
Setback	RN.1	RN.2
Front	10' behind facade M	60' min.
Side Street	10' behind facade N	40' min.
Side	3' min. O	3' min.
Rear	3' min. P	3' min.

Dimensional Standards

12 feet maximum width for driveway curb cuts; unless required to be wider by the fire department.

Driveway curb cuts along an alley may be greater than 12 feet in width.

Parking shall meet the dimensional standards set forth in Section [17.20.060](#) of the Metropolitan Code.



Key

- ROW / Lot Line
- Building Setback Line
- Allowed Parking Area
- Building Facade

17.12.110.B Residential Limited



Intent

Intended for residential development, generally in the form of houses, townhouses, or small apartment buildings, with private or shared open space. This district is appropriate for providing moderate levels of density at strategic locations close to transit corridors.

Zones	Context
Residential Limited 1 (RL.1)	Suburban
Residential Limited 2 (RL.2)	Urban
Residential Limited 3 (RL.3)	Center
Allowed Building Types	Eligible for Voluntary Attainability Housing Incentive
Single Family	No
Two Family	No
Townhouse	Yes
House Court	No
Townhouse Court	Yes
Plex House	Yes
Manor House	Yes
Multiplex	Yes
Low-rise Courtyard Flats	Yes
Low-rise Flats (RL.3 only)	Yes

Detached Accessory Dwelling Units allowed with Single Family Building Types with conditions from [Section 17.16.30.G](#).

Not-owner occupied Short Term Rentals are prohibited. Owner-occupied Short Term Rentals allowed with Single Family Building Type only per [Section 6.28.30](#).



Lot			
Lot Size	RL.1	RL.2	RL.3
Area	5,000 sf min.	5,000 sf min.	5,000 sf min.
Width	A 50' min.	40' min.	40' min.
Depth	B 90' min.	90' min.	90' min.

Minimum lot area, lot width, and lot depth requirements shall be waived if in compliance with [Section 17.40.680](#) and one of the following conditions are met:

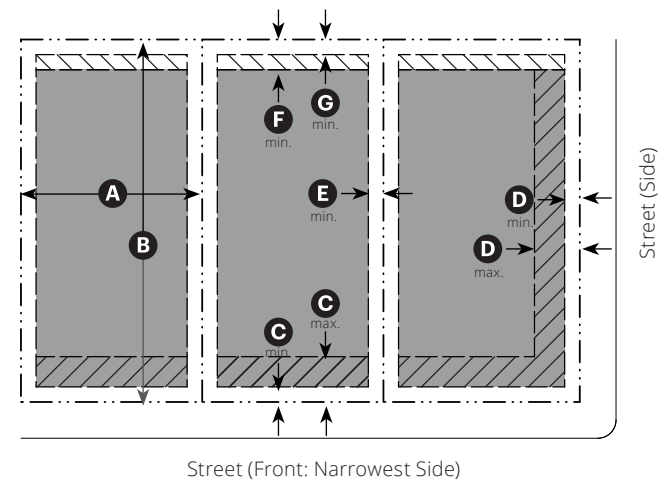
- The site has access to a side street or improved alley.
- The width of the primary structure's main body is at least 18 feet wide, and the highest roofline of the primary structure does not exceed a ratio of 1.0 horizontal to 1.5 vertical.

Building Placement			
Setback	RL.1	RL.2	RL.3
Front (Build-To Zone)	C 10' min.; 25' max.	10' min.; 25' max.	5' min.; 15' max.
Side Street (Build-To Zone)	D 10' min.; 25' max.	10' min.; 20' max.	5' min.; 15' max.
Side	E 5' min.	5' min.	5' min.
Rear			
Main Building	F 10' min.	10' min.	10' min.
Accessory Structure(s)	G 5' min.	5' min.	5' min.

Setbacks should align with the contextual setback (see [Section 17.12.030.c\(3\)](#)). If the contextual setback is greater than the max setback for the district, then the district max shall apply.

Facade Zone	
Main building shall define required % of the linear length of the Front Build-To Zone	60% min.
Main building shall define required % of the linear length of the Side Street Build-To Zone	40% min.

Encroachments into Setbacks	
Private Frontage Types may encroach into front and side street setbacks; and shall not be located in setbacks.	
Architectural features may encroach up to 5 feet into building setbacks.	
Fences, freestanding landscape walls, shrubs and landscaping may encroach up to 3 feet into front or side street setbacks; and are allowed within side and rear setbacks.	
Stormwater features may encroach into setbacks.	
Encroachments are not allowed within utility easement area, ROW, alley, or across a property line.	



Key	
--- ROW / Lot Line	Buildable Area
--- Setback Line	Build-To Zone
	Acc. Structures Only

Landscape Buffer

Building Type	Applicability
Single Family, House Court, Townhouse, Two Family Plex House	Not-Applicable
Townhouse Court, Manor House, Multiplex, Low-rise Courtyard, Low-rise Flats	Applicable to parcels that share a side and/or rear property line with R and RS zoned land. See Table 17.24.230 for buffer yard requirements when applicable.

Building Form

Height	RL.1	RL.2	RL.3
Main Building			
Stories	2.5 max.	3 max.	4 max.

See [Section 17.12.120](#) for additional height standards. Building type standards may further limit height.

Highest Roof Line (H)	H Maximums are set by building type.
Highest Eave (I)	I

Accessory Structure(s)

Stories	2 max.	2 max.	2 max.
Highest Roof Line	30' max.	30' max.	30' max.
Highest Eave	24' max.	24' max.	24' max.

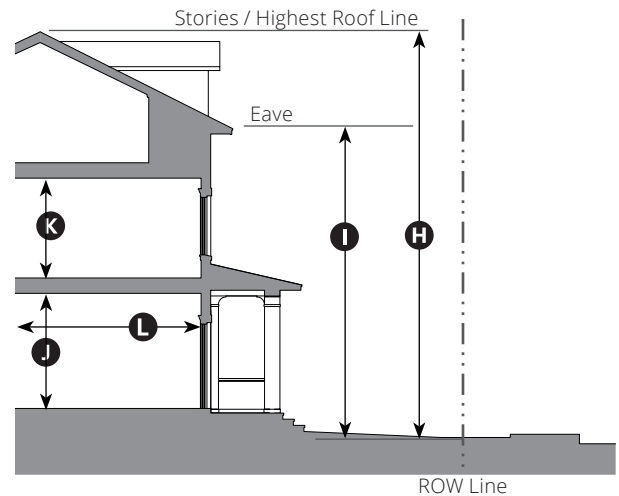
Floor-to-Floor	RL.1	RL.2	RL.3
Ground Floor	J 9' min.	9' min.	9' min.
Upper Floors	K 8' min.	8' min.	8' min.

Ground Floor

Residential or Active Space	L	RL.1	RL.2	RL.3
Depth of active ground floor use along front and side street façade		20' min.	20' min.	20' min.

Coverage	RL.1	RL.2	RL.3
Building Coverage	0.6 max.	0.6 max.	0.6 max.

See [Section 17.28](#) for Environmental Performance Standards.

**Key**

---- ROW Line

Voluntary Attainable Housing Incentive (RL)

Buildings that comply with the requirements of [Sec. 17.40.780](#) and the attainable housing requirements of [Table 17.12.110.B\(1\)](#) are eligible for incentives listed in [Table 17.12.110.B\(1\)](#). All units must be built and maintained to uniform standards in both construction and operations. Income-qualified units must be comparable to unrestricted units. All other District and Building Type standards apply.

Table 17.12.110.B(1)**(a) Attainable Housing Requirements**

Set-aside	Percentage of units within the building	10%
Income qualification	Maximum % of AMI of residents	80%

(b) Building Form and Parking Incentives

Height	Additional stories	2 max.
Units	No maximum unit count.	
Parking	No parking required for income-qualified units.	

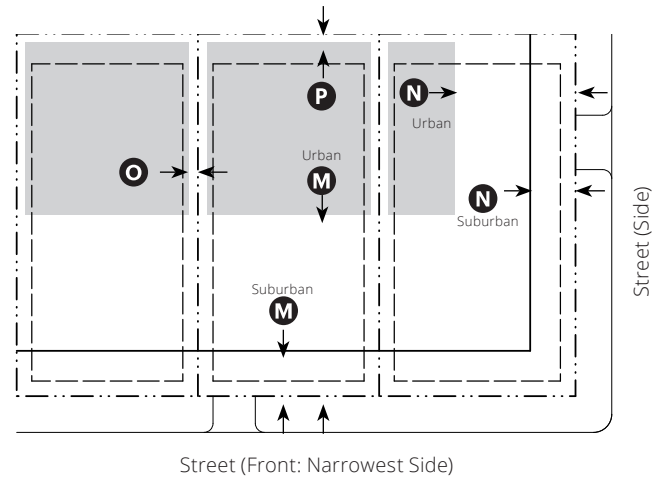
Parking Location				
Setback		RL.1	RL.2	RL.3
Front	M	10' behind facade	60' min.	60' min.
Side Street	N	10' behind facade	40' min.	40' min.
Side	O	3' min.	3' min.	3' min.
Rear	P	3' min.	3' min.	3' min.

Dimensional Standards

12 feet maximum width for driveway curb cuts; unless required to be wider by the fire department.

Driveway curb cuts along an alley may be greater than 12 feet in width.

Parking shall meet the dimensional standards set forth in Section [17.20.060](#) of the Metropolitan Code.



Key

- ROW/ Lot Line
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