

1 (h) Residential, Multifamily-48 (RMF-48) Zone

(1) Purposes

The purposes of the Residential, Multifamily-48 (RMF-48) Zone are:

- (A) To provide suitable sites respectful of the natural features of the land for high-density multifamily residential development and other forms of development that support residential living and walkability;
- (B) To provide for this type of development at locations recommended by an Master Plan or Sector Plan, proximate to centers (including transit centers) or at other locations which are found to be suitable by the District Council; and
- (C) To ensure development is compatible with surrounding lands.



(2) Intensity and Dimensional Standards

Standard[1]	Multifamily Dwelling	Other Uses
Density, max. (du/ac of net lot area)	48.00	No requirement
Net lot area, min. (sf)	7,500	7,500
1 Lot width, min. (ft)	75 [2]	75 [2]
Lot frontage (width) at front street line, min. (ft)	60	60
Lot coverage, max. (% of development lot as a whole)	60	60
2 Front yard depth, min. (ft)	15	15
3 Side yard depth, min. (ft) (both yards total/either yard) [3]	8	8
4 Rear yard depth, min. (ft)	20	20
5 Principal structure height, max. (ft)	110 [4][5]	110 [5]
Accessory structure height, max. (ft) [6]	15	15

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

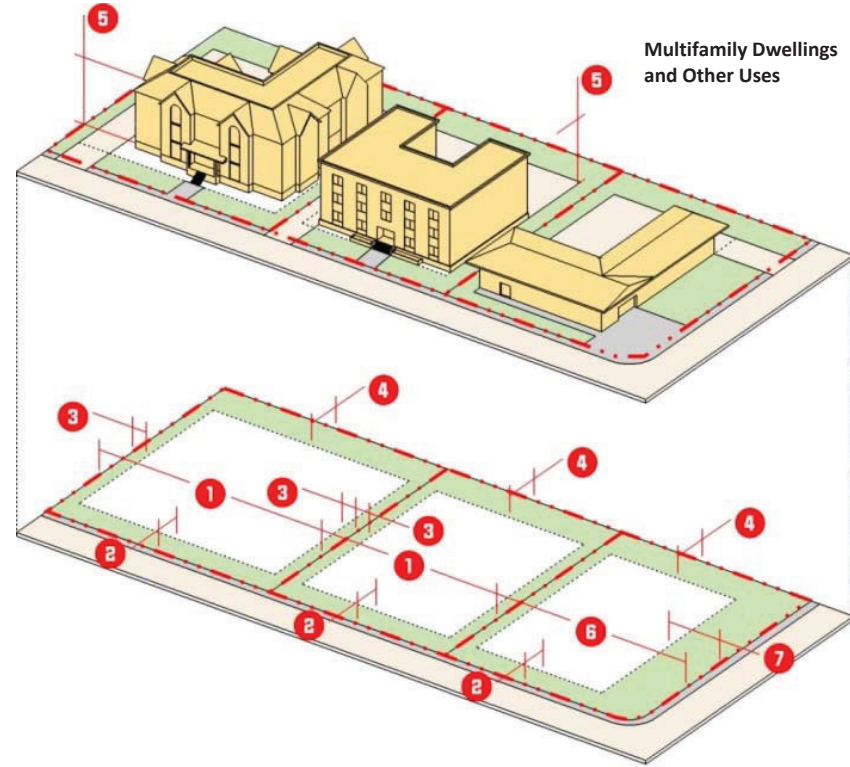
[2] 100 ft on corner lots. 6

[3] On corner lot, min. side yard depth alongside street = 30 ft. 7

[4] At least 80% of buildings in the multifamily development must be ≥ 52 ft high.

[5] Provided those portions of the structure greater than 52 ft high are set back from the minimum front, side, and rear yard depths an additional 0.5 ft for each 1 ft (or major fraction thereof) the height of the portion exceeds 52 ft.

[6] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception.



(3) References to Other Standards

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions

