

# 223 Edith Blvd SE



UPCs:

- 101405742831611104
- 101405742932111105
- 101405743032611106
- 101405743133111107
- 101405743133611108
- 101405743234111109

Current Zoning: R-1A

Proposed Zoning: R-ML

MS - Broadway Blvd

PT - Alvarado Transportation Center

MT - Central Ave

Total Acreage: 0.95

## Testing Items:

- Possible housing type
- Number of dwelling units
- Reduced neighborhood edge
- Reduced parking requirement
- Increased height allowance

## Surrounding Properties:

	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
<b>Subject Site</b>	R-1A	Area of Consistency	Low-density residential Dwelling, townhouse
			Low-density residential Dwelling, single-family detached
<i>North</i>	R-1A	Area of Consistency	Low-density residential Dwelling, single-family detached
<i>South</i>	R-1A	Area of Consistency	Low-density residential Dwelling, single-family detached
<i>East</i>	R-1A	Area of Consistency	Low-density residential Dwelling, two-family detached
<i>West</i>	R-1A	Area of Consistency	Low-density residential Dwelling, single-family detached
			Low-density residential Dwelling, two-family detached

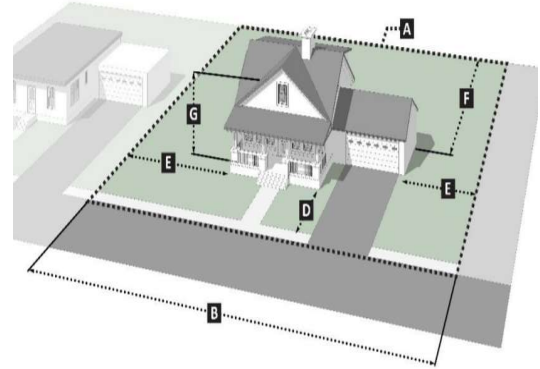
## Existing Dimensional Standards (R-1A)

**Table 2-3-3: R-1 Zone District Dimensional Standards**

UC-MS-PT = Urban Centers, Main Street areas, and Premium Transit areas BR = bedroom DU = dwelling units

Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) applicable to the property shall prevail over the standards in this table.

R-1 Standards		
Lot size, minimum See Contextual Lot Standards	<b>A</b>	3,500 sq. ft.
Lot width, minimum See Contextual Lot Standards	<b>B</b>	25 ft.
Usable open space, minimum	<b>C</b>	N/A
<b>Setback Standards</b>		
Front, minimum	<b>D</b>	10 ft.
Side, minimum	<b>E</b>	Interior: 5 ft. Street side of corner lots: 10 ft.
Rear, minimum	<b>F</b>	10 ft.
<b>Building Height</b>		
Building height, maximum	<b>G</b>	26 ft.



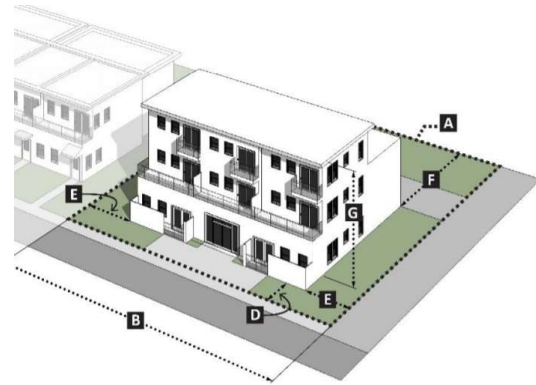
## Proposed Dimensional Standards (R-ML)

**Table 2-3-9: R-ML Zone District Dimensional Standards**

UC-MS-PT = Urban Centers, Main Street areas, and Premium Transit areas BR = bedroom DU = dwelling units

Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) applicable to the property shall prevail over the standards in this table.

Development type		Single- or Two-family Detached	Townhouse or other allowable use	Multi-family
<b>Site Standards*</b>				
Lot size, minimum See Subsection 14-16-5-1(C)(2)	<b>A</b>	3,500 sq. ft.	2,200 sq. ft.	5,000 sq. ft.
Lot width, minimum See Subsection 14-16-5-1(C)(2)	<b>B</b>	35 ft.	22 ft.	50 ft.
Usable open space, minimum	<b>C</b>	≤1 BR: 225 sq. ft. / unit 2 BR: 285 sq. ft. / unit ≥3 BR: 350 sq. ft. / unit UC-MS-PT: 50% reduction		
<b>Setback Standards</b>				
Front, minimum	<b>D</b>	15 ft.		
Side, minimum	<b>E</b>	Interior: 5 ft. / Street side of corner lots: 10 ft. / UC-MS-PT: 0 ft.		
Rear, minimum	<b>F</b>	15 ft.		
<b>Building Height</b>				
Building height, maximum	<b>G</b>	See Table 5-1-1		



## Building Height

**Table 5-1-1: Dimensional Standards**

	Existing Standards (R-1A)	Proposed Standards (R-ML)
<b>Building Height</b>		
<b>Maximum</b>		
<b>Citywide</b>	26 ft.	38 ft.
<b>AC-MT</b>	N/A	50 ft.
<b>UC-MS-PT</b>	N/A	62 ft.
<b>No maximum</b>	N/A	For multi-family residential dwellings in or within ¼ mile (1,320 ft. of MS-PT)
<b>Bonuses</b>		
<b>Workforce Housing</b>	N/A	12 ft.
<b>Structured Parking</b>	N/A	12 ft.

## Parking Requirements

**Table 5-5-1: Minimum Off-street Parking Requirements**  
 UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area  
 DU = Dwelling Unit BR = Bedroom

Use	Existing Parking Requirement	Proposed Parking Requirement
<b>PERMISSIVE PRIMARY USES</b>		
<b>RESIDENTIAL</b>		
<b>Household Living</b>		
Dwelling, single-family	1 space / DU up to 2 BR 2 spaces / DU with 3 or more BR	UC-AC-MS-PT-MT: No minimum
Dwelling, cluster development	1 space / DU up to 2 BR 2 spaces / DU with 3 or more BR	UC-AC-MS-PT-MT: No minimum
Dwelling, cottage development	1 space / DU R-1: 2 additional spaces / project for visitors	UC-AC-MS-PT-MT: No minimum
Dwelling, two-family (duplex)	1 space / DU up to 2 BR 2 spaces / DU with 3 or more BR	UC-AC-MS-PT-MT: No minimum
Dwelling, townhouse		
Dwelling, live-work	UC-MS-PT: 1 space / DU	UC-AC-MS-PT-MT: No minimum
Dwelling, multi-family	UC-MS-PT: 1 space / DU	UC-AC-MS-PT-MT: No minimum

## Neighborhood Edges

**IDO 5-9(C)(2):** On Regulated Lots in UC-MS-PT areas, any portion of a primary or accessory building within 50 feet in any direction of any lot line of a Protected Lot shall step down to a maximum height of 30 feet. (See figure below.)

