

2311 Mountain Rd NW



UPC:

101305806343821927

Current Zoning: R-1C
Proposed Zoning: R-ML
MT - Rio Grande Blvd
Total Acreage: 0.66

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>
Subject Site	R-1C	Area of Consistency	Low-density residential, Single-family detached
<i>North</i>	R-1C	Area of Consistency	Low-density residential, Single-family detached
<i>South</i>	R-T	Area of Consistency	Low-density residential, Dwelling, townhouse
<i>East</i>	R-1C	Area of Consistency	Low-density residential, Single-family detached
<i>West</i>	R-1C	Area of Consistency	Low-density residential, Single-family detached

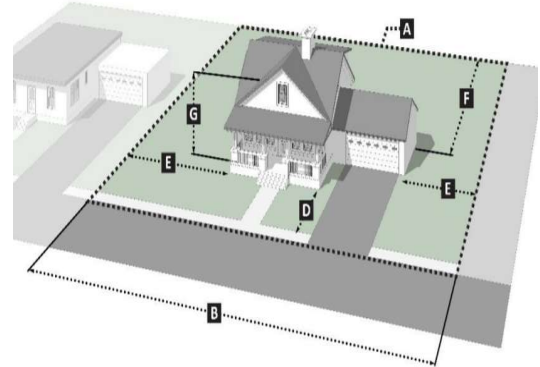
Existing Dimensional Standards (R-1C)

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	A	7,000 sq. ft.
Lot width, minimum See Contextual Lot Standards	B	25 ft.
Usable open space, minimum	C	N/A
Setback Standards		
Front, minimum	D	10 ft.
Side, minimum	E	Interior: 5 ft. Street side of corner lots: 10 ft.
Rear, minimum	F	10 ft.
Building Height		
Building height, maximum	G	26 ft.



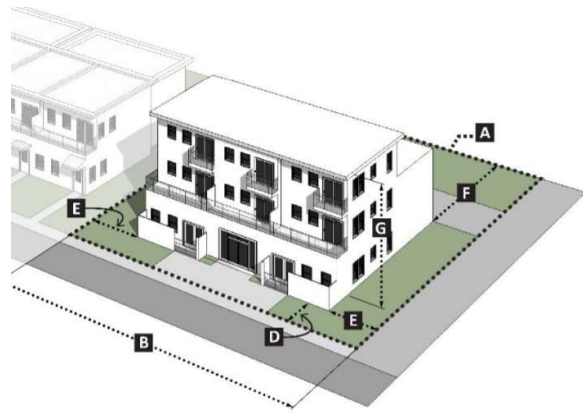
Proposed Dimensional Standards (R-ML)

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



Building Height

Table 5-1-1: Dimensional Standards

	Existing Standards (R-1C)	Proposed Standards (R-ML)
Building Height		
Maximum		
Citywide	26 ft.	38 ft.
AC-MT	N/A	50 ft.
Bonuses		
Workforce Housing	N/A	12 ft.
Structured Parking	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
PERMISSIVE PRIMARY USES		
RESIDENTIAL		
Household Living		
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	2 spaces / DU	UC-AC-MS-PT-MT: No minimum
Dwelling, multi-family	1 space / studio 1.2 spaces / DU with 1 BR 1.6 spaces / DU with 2 BR 1.8 spaces / DU with 3 or more BR	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.)

