

7300 Osuna Rd NE

Current Zoning: R-1D

Proposed Zoning: R-1A

Total Acreage: 0.80 (34,848 s.f.)

Testing Items:

- Possible housing type
- Number of dwelling units



UPC:

101906114026031407

Surrounding Properties:

	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
Subject Site	R-1D	Area of Consistency	Vacant
<i>North</i>	NR-C	Area of Consistency	Community Golf course
<i>South</i>	R-1D	Area of Consistency	Low-density residential Dwelling, single-family detached
<i>East</i>	R-1D	Area of Consistency	Low-density residential Dwelling, single-family detached
<i>West</i>	R-1D	Area of Consistency	Low-density residential Dwelling, single-family detached

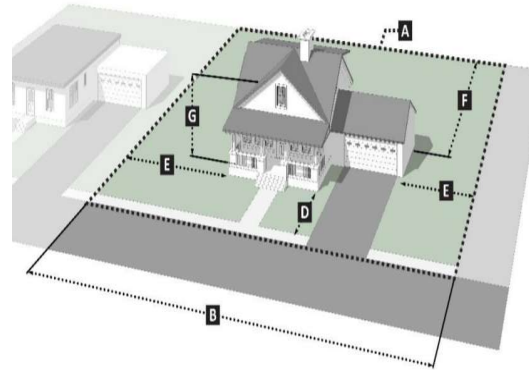
Existing Dimensional Standards (R-1D)

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	10,000 sq. ft.
Lot width, minimum See Contextual Lot Standards	B	70 ft.
Usable open space, minimum	C	N/A
Setback Standards		
Front, minimum	D	20 ft.
Side, minimum	E	10 ft.
Rear, minimum	F	15 ft.
Building Height		
Building height, maximum	G	26 ft.



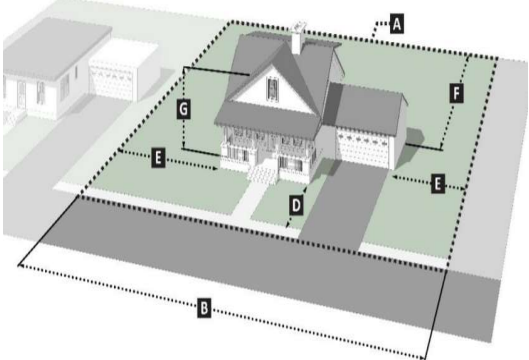
Proposed Dimensional Standards (R-1)

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	3,500 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.



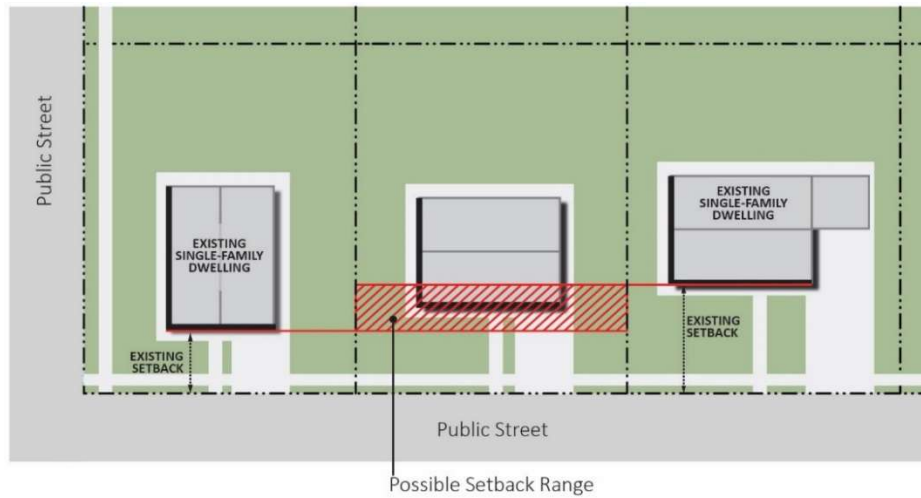
Parking Requirements

Table 5-5-1: Minimum Off-street Parking Requirements

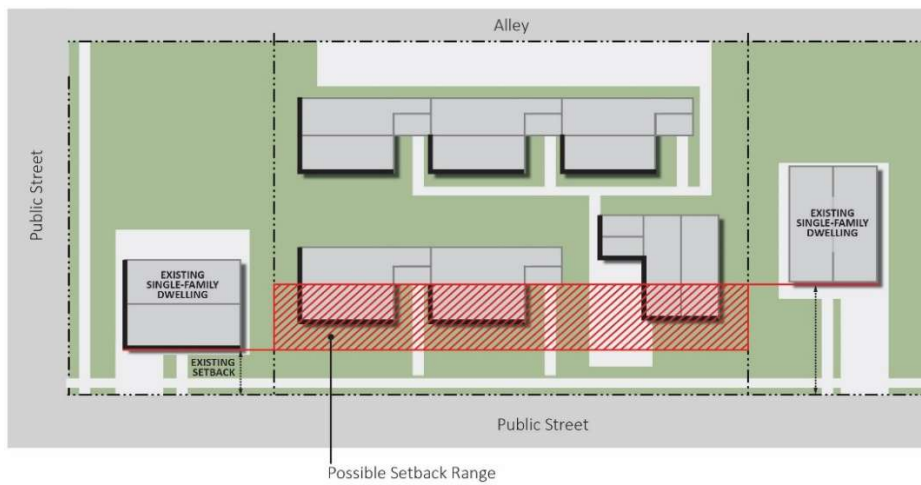
DU = Dwelling Unit BR = Bedroom

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	1 space / DU with 2 or fewer BR 2 spaces / DU with 3 or more BR
Dwelling, cluster development	1 space / DU up to 2 BR 2 spaces / DU with 3 or more BR	1 space / DU with 2 or fewer BR 2 spaces / DU with 3 or more BR
Dwelling, cottage development	1 space / DU R-1: 2 additional spaces / project for visitors	1 space / DU R-1: 2 additional spaces / project for visitors
Dwelling, two-family (duplex)	1 space / DU up to 2 BR	1 space / DU with 2 or fewer BR
Dwelling, townhouse	2 spaces / DU with 3 or more BR	2 spaces / DU with 3 or more BR
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	1 space / DU with 2 or fewer BR

Contextual Lot Standards



Contextual Residential Front Setbacks for Low-density Residential Development



Contextual Residential Front Setbacks for Cluster and Cottage Development

IDO 5-1(c)(2)(d): Side Setbacks

In any Residential zone district in an Area of Consistency, the side setback for construction of new low-density residential development may be based on the minimum side setback in Table 5-1-1 for the relevant zone district or the existing side setbacks of primary buildings on adjacent lots with low-density residential development facing the same street as the lot where the new low-density residential development is to be constructed, whichever is least restrictive.