

# 810 Montano Rd NW



UPC:

**101406130426441916**

Current Zoning: R-1C

Proposed Zoning: R-ML

MT - Montano Rd

Total Acreage: 1.96

## 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-1C              | Area of Consistency                        | Low-density residential Dwelling, single-family detached |
| <i>North</i>        | R-1C              | Area of Consistency                        | Low-density residential Dwelling, single-family detached |
|                     | MX-T              |  |  |
| <i>South</i>        | R-A               | Area of Consistency                        | Agriculture<br>General agriculture                       |
| <i>East</i>         | R-1C              | Area of Consistency                        | Low-density residential Dwelling, single-family detached |
| <i>West</i>         | R-1C              | Area of Consistency                        | Low-density residential Dwelling, single-family detached |

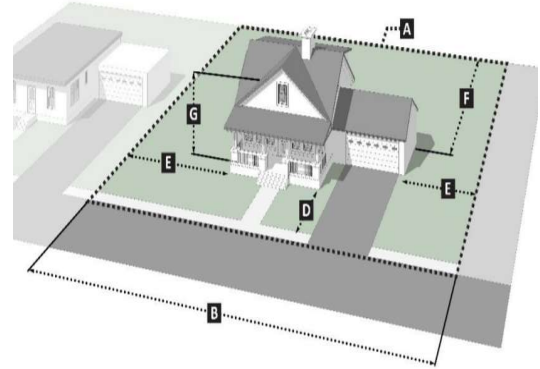
## Existing Dimensional Standards (R-1C)

**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<br>See Contextual Lot Standards  | <b>A</b> | 7,000 sq. ft.  |
| Lot width, minimum<br>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.<br>Street side of corner lots:<br>10 ft. |
| Rear, minimum                                      | <b>F</b> | 10 ft.   |
| <b>Building Height</b>                             |          |  |
| Building height, maximum                           | <b>G</b> | 26 ft.   |



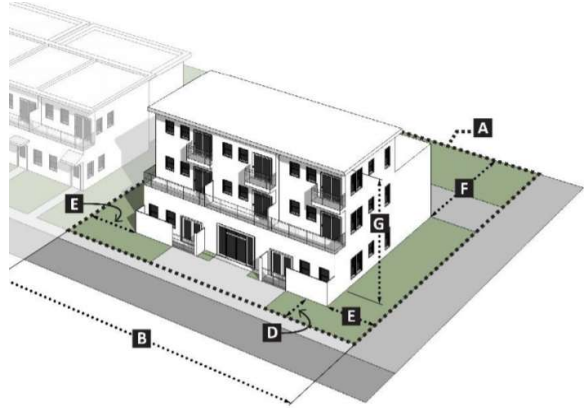
## Proposed Dimensional Standards (R-ML)

**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<br>See Subsection 14-16-5-1(C)(2)  | <b>A</b><br>3,500 sq. ft.      | 2,200 sq. ft.   | 5,000 sq. ft. |
| Lot width, minimum<br>See Subsection 14-16-5-1(C)(2) | <b>B</b><br>35 ft.             | 22 ft.  | 50 ft.        |
| Usable open space, minimum                           | <b>C</b>                       | ≤1 BR: 225 sq. ft. / unit<br>2 BR: 285 sq. ft. / unit<br>≥3 BR: 350 sq. ft. / unit<br>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   |               |



The diagram shows a 3D perspective of a multi-story residential building on a lot. The building is a three-story structure with a flat roof and multiple windows. The lot is outlined with a dashed line, and various setback and height markers are indicated with letters A through G. Marker A is at the top right corner of the lot. Marker B is at the front left corner. Marker C is at the front right corner. Marker D is at the front center. Marker E is at the side left corner. Marker F is at the side right corner. Marker G is at the top center of the building, indicating its maximum height.

## Building Height

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

|                           | Existing Standards (R-1C) | 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>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<br>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<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<br>2 spaces / DU with 3 or more BR  | UC-AC-MS-PT-MT: No minimum   |
| Dwelling, cottage development  | 1 space / DU<br>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<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<br>1.2 spaces / DU with 1 BR<br>1.6 spaces / DU with 2 BR<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.)

