

# Montgomery and Cairo NE



UPC:

**102206106703030102**

Current Zoning: MX-L

AC - El Dorado Village

MT - Montgomery Blvd

Total Acreage: 1.38

## 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>	MX-L	Area of Change	Vacant
<i>North</i>	R-1C	Area of Consistency	Low-density residential Dwelling, single-family detached
<i>South</i>	MX-L	Area of Change	Commercial retail General retail/restaurant
<i>East</i>	R-T	Area of Change	Low-density residential Dwelling, townhouse
<i>West</i>	MX-L	Area of Change	Commercial retail General retail

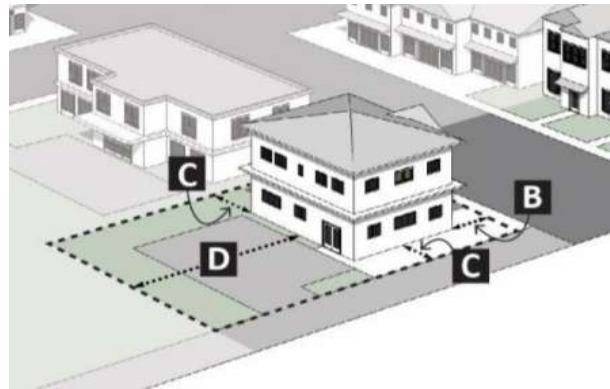
## Dimensional Standards (MX-L)

**Table 2-4-3: MX-L Zone District Dimensional Standards**

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 Location	General	
<b>Site Standards*</b>		
Usable open space, minimum	<b>A</b>	≤1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit
<b>Setback Standards</b>		
Front, minimum / maximum	<b>B</b>	5 ft. / N/A
Side, minimum / maximum	<b>C</b>	Interior: 0 ft.; Street side: 5 ft. / N/A
Rear, minimum	<b>D</b>	15 ft.
<b>Building Height</b>		
Building height, maximum	<b>E</b>	See Table 5-1-2



## Building Height

**Table 5-1-2: Dimensional Standards**

	Existing Standards	Proposed Standards
<b>Building Height</b>		
<b>Maximum</b>		
<b>Citywide</b>	38 ft.	38 ft.
<b>AC-MT</b>	N/A	50 ft.
<b>Bonuses</b>		
<b>Workforce Housing AC-MT:</b>	12 ft.	12 ft.
<b>Structured Parking</b>	12 ft.	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, townhouse	1 space / DU up to 2 BR 2 spaces / DU with 3 or more BR	UC-AC-MS-PT-MT: No minimum
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.)

