



Waiver for Minimum Lot area Standard

Gateway Park Block 4, Lot 2A

Planning Commission Meeting
September 20, 2017



Aerial







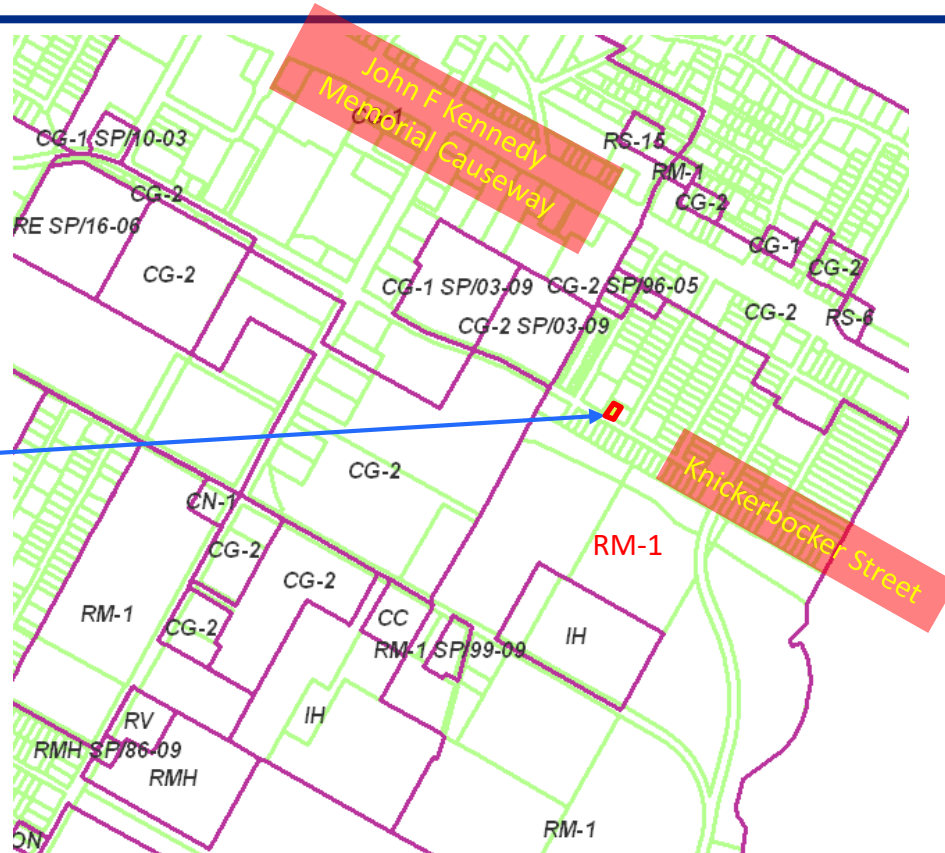
Multifamily Zoning Districts Standards

Table 4.4.3.B Multifamily Zoning Districts

Multifamily Districts	RM-1	RM-2	RM-3	PI/MI*/North Beach (1-2 Fam)	RM-AT	
					1-2 Fam	3+ Fam
Max. Density (units/acre)	22	30	36	18	9	60
Min. Open Space (% site area)	35%	30%	30%	25%	25%	10%
Min. Lot Area (sq. ft.)	6,000	6,000	6,000	5,000	10,000	10,000
Min. Lot Width (ft.)	50	50	50	50	85	85
Min. Yards (ft.)						
Street	20	20	20	20	20	20
Street (corner)	15	15	15	10	15	15
Side (1 fam & 2 fam)	5	5	5	5	5	
Side (3+ fam)	10 ¹	10 ¹	10 ²			10 ²
Rear	10 ¹	10 ¹	10 ²	5	5	10 ²
Min. Building Separation (ft.)	10	10	10			10
Max. Height (ft.) and comply with Section 4.2.8.C., 4.2.8.D., and 4.2.8.E.	45	60	60	See Section 4.2.8.C., 4.2.8.D., and 4.2.8.E.		



Zoning Pattern



Gateway Park
Block 4, Lot2A
(5,000 SF)



Staff Recommendation

- **Approve the Waiver request with the provision that building permits meet all other Development Standards for the current Zoning District**