



# **Waiver for Minimum Lot area Standard**

**Gateway Park Block 4, Lot 2A**

Planning Commission Meeting  
September 20, 2017

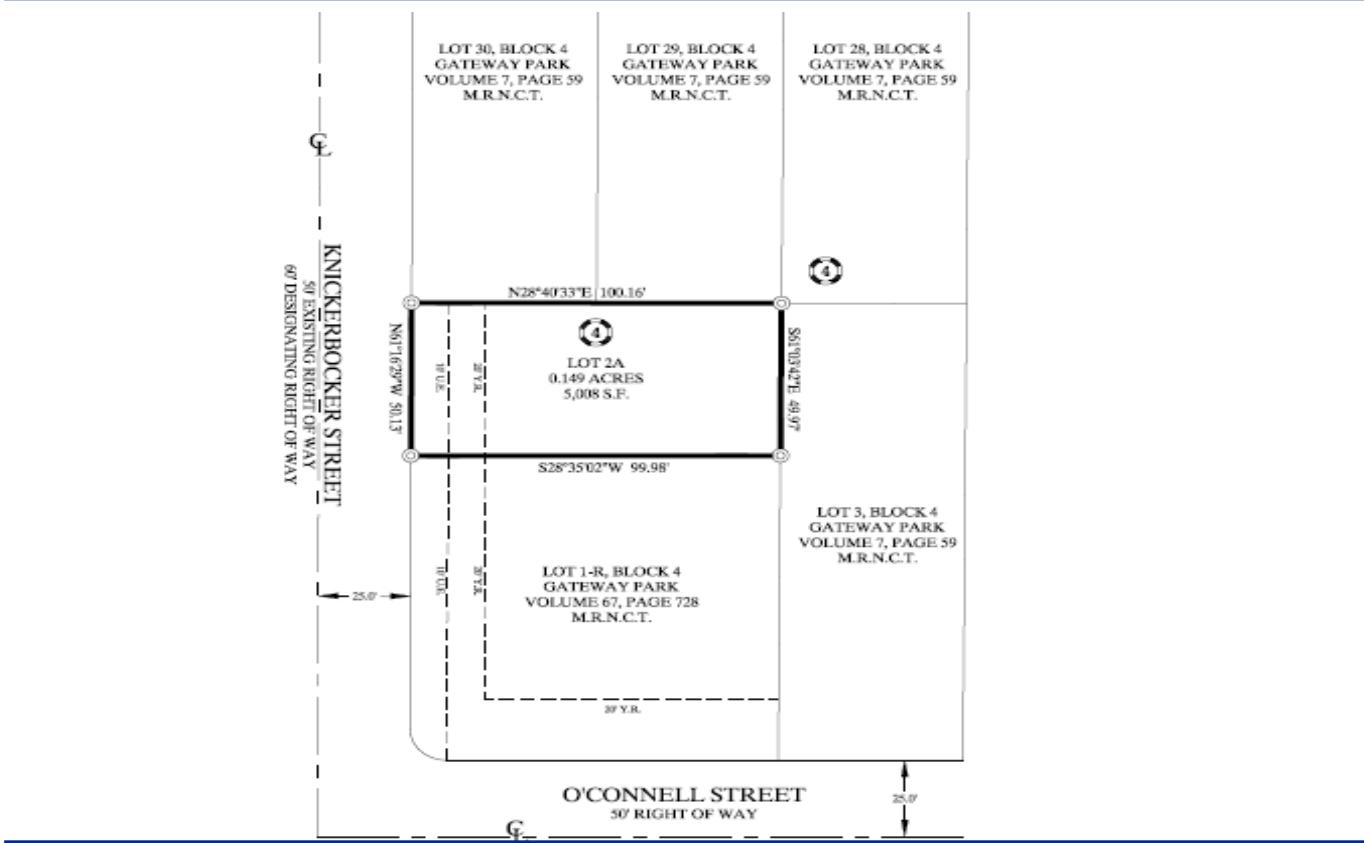


# Aerial





## Proposed Replat





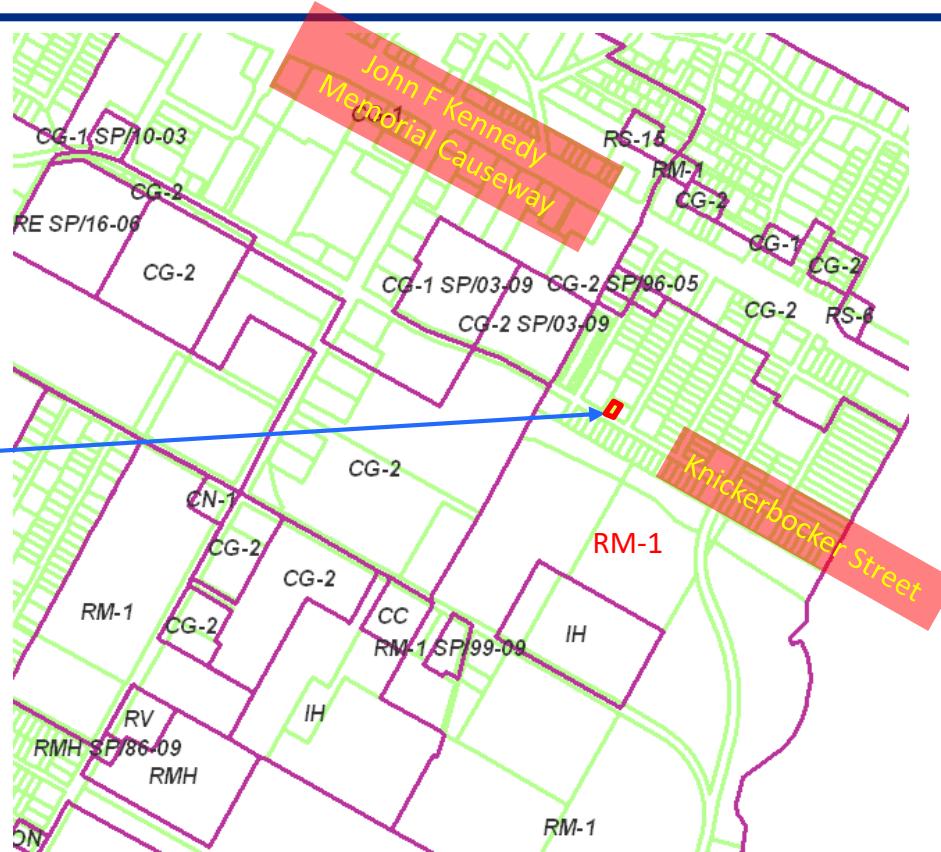
# Multifamily Zoning Districts Standards

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	
Max. Density (units/acre)	22	30	36	18	1-2 Fam	3+ Fam
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 <sup>1</sup>	10 <sup>1</sup>	10 <sup>2</sup>			10 <sup>2</sup>
Rear	10 <sup>1</sup>	10 <sup>1</sup>	10 <sup>2</sup>	5	5	10 <sup>2</sup>
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





## Staff Recommendation

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