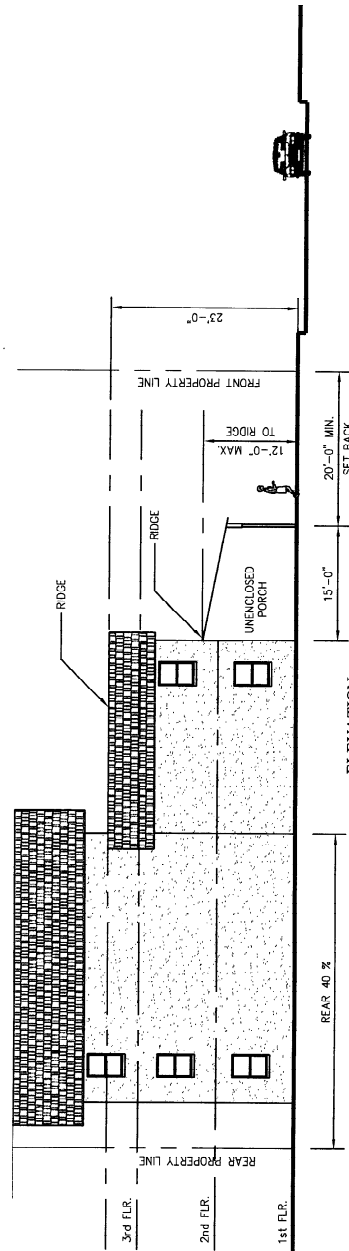


ELEVATION
CURRENT CODE (RM-16 AND RM-32)

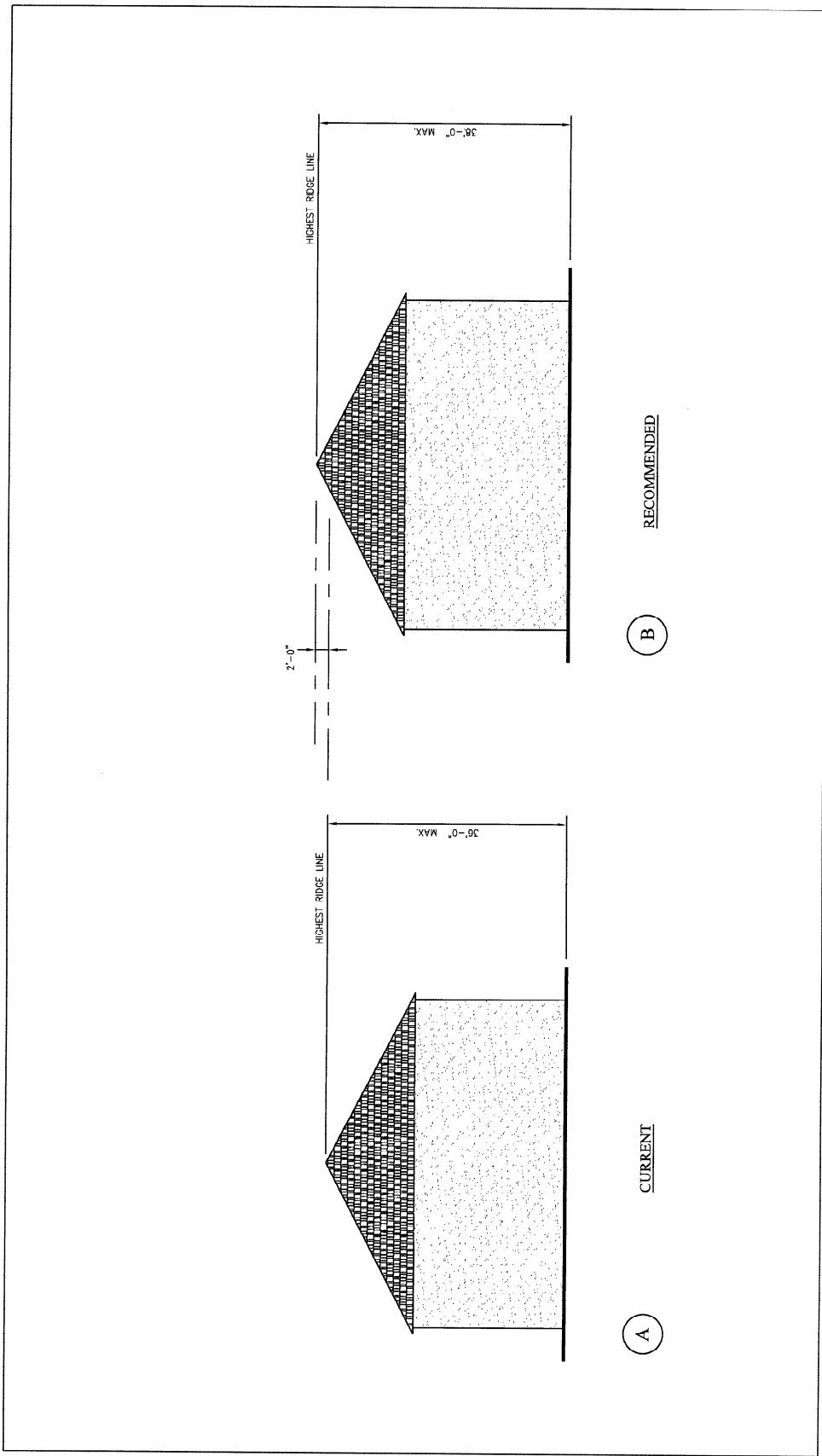


ELEVATION
RECOMMENDED

ATTACHMENT 3.6

AMENDMENT #10, One-Story Element (Required When Over 50% of the Blockface is One-Story)

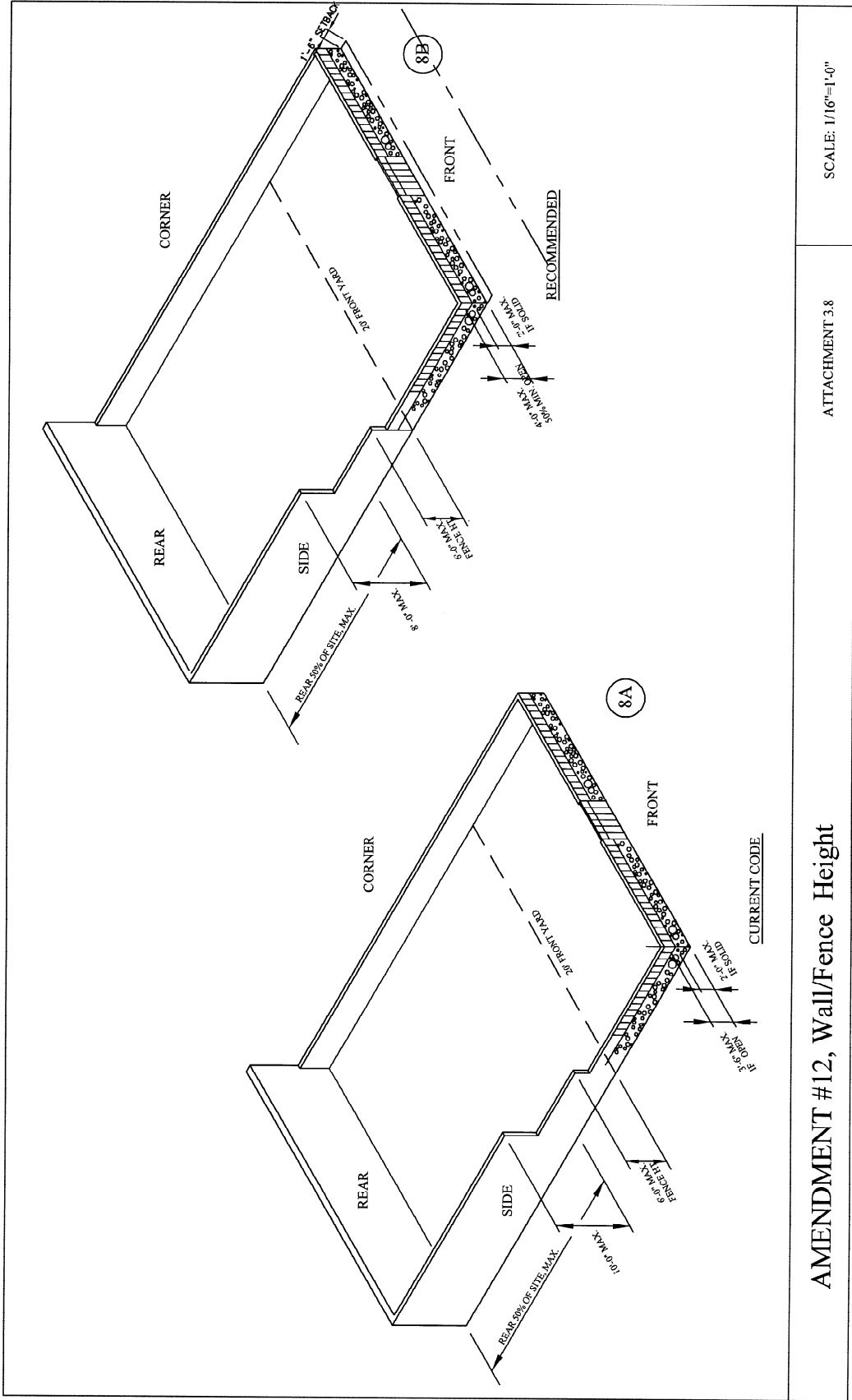
SCALE: 1/16"=1'-0"



AMENDMENT #11, Maximum Height in RM-48 District.

ATTACHMENT 3.7

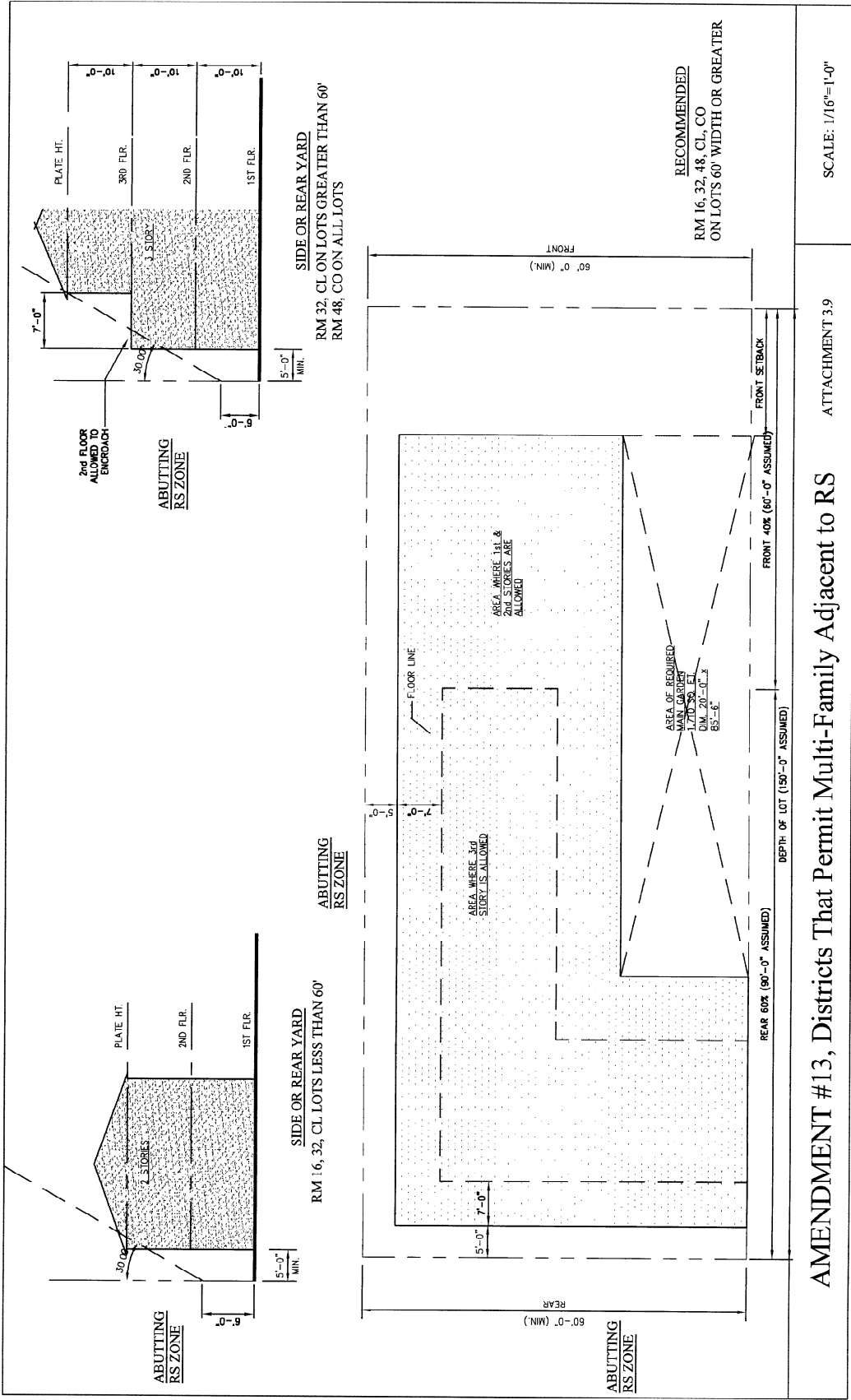
SCALE: 1/16"=1'-0"



AMENDMENT #12, Wall/Fence Height

ATTACHMENT 3.8

SCALE: 1/16"=1'-0"



SIDE OR REAR YARD
 RM 32 CL ON LOTS GREATER THAN 60'
 RM 48, CO ON ALL LOTS

SIDE OR REAR YARD
 RM 1, 6, 32, CL LOTS LESS THAN 60'

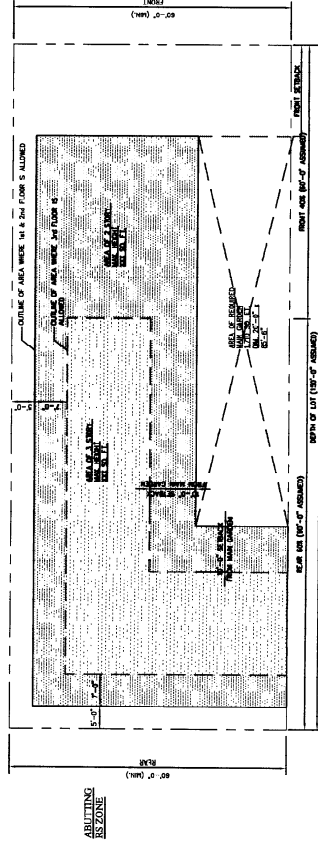
RECOMMENDED
 RM 16, 32, 48, CL, CO
 ON LOTS 60' WIDTH OR GREATER

ATTACHMENT 3.9

AMENDMENT #13, Districts That Permit Multi-Family Adjacent to RS

SCALE: 1/16"=1'-0"

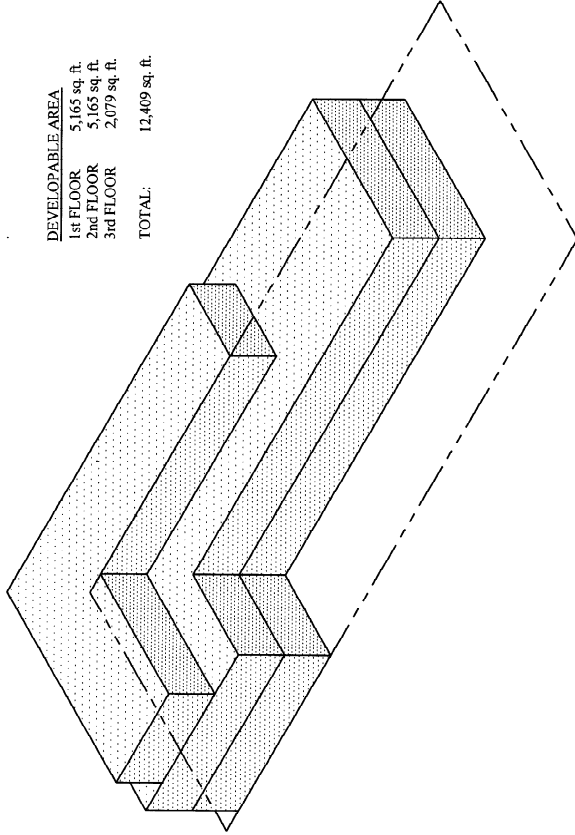
ABUTTING
SIZING ZONE



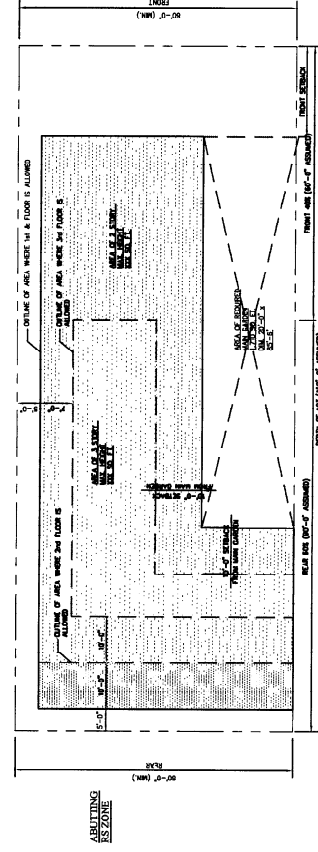
STAFF RECOMMENDATION

DEVELOPABLE AREA

1st FLOOR	5,165 sq. ft.
2nd FLOOR	5,165 sq. ft.
3rd FLOOR	2,079 sq. ft.
TOTAL:	12,409 sq. ft.



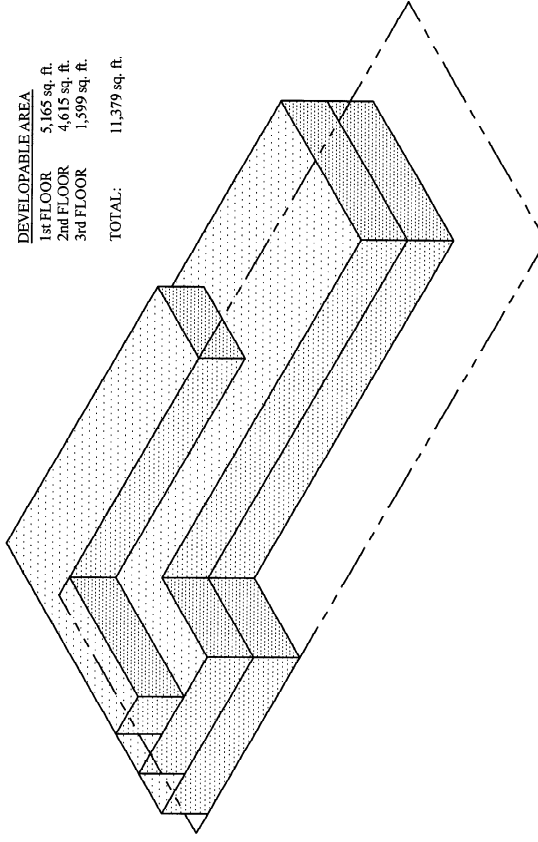
ABUTTING
SIZING ZONE

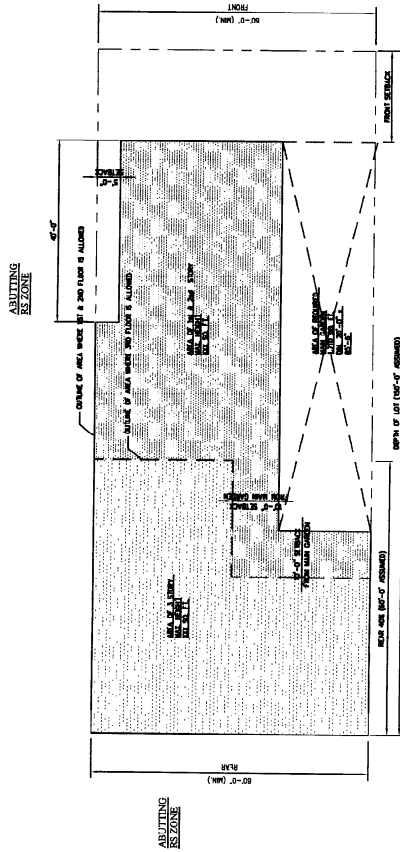


PLANNING COMMISSION
RECOMMENDATION

DEVELOPABLE AREA

1st FLOOR	5,165 sq. ft.
2nd FLOOR	4,615 sq. ft.
3rd FLOOR	1,599 sq. ft.
TOTAL:	11,379 sq. ft.





PROTO-TYPE SITE (Worst Case Scenario)

SIZE: 60' x 150'
9,000 sq. ft.

ZONE: RM-32

ALLOWABLE DENSITY:
6 units
@ 1,360 sq. ft. per unit

ASSUMPTIONS:

- * ABUTTING RS ZONES AT ONE SIDE & REAR OF LOT
- * ABUTTING RM-32 ZONE AT SECOND SIDE
- * DEVELOPER ELECTS TO PROVIDE LONG NARROW MAIN GARDEN AND TO PLACE IT ADJACENT TO RM DISTRICT
- * BLOCKFACE DOES NOT CONTAIN ONE-STORY ELEMENTS

CURRENT REGULATIONS

<u>DEVELOPABLE AREA</u>	
1st FLOOR	5,890 sq. ft.
2nd FLOOR	5,890 sq. ft.
3rd FLOOR	2,962 sq. ft.
TOTAL:	14,742 sq. ft.

