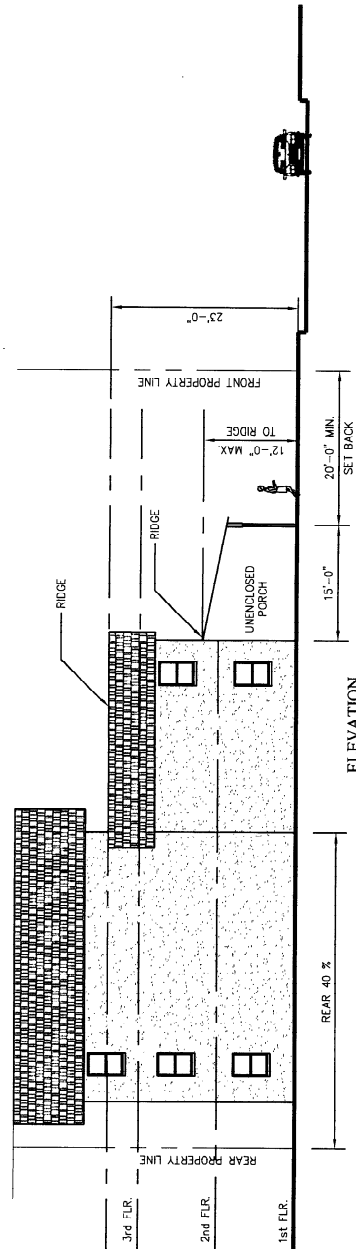


ELEVATION  
CURRENT CODE (RM-16 AND RM-32)

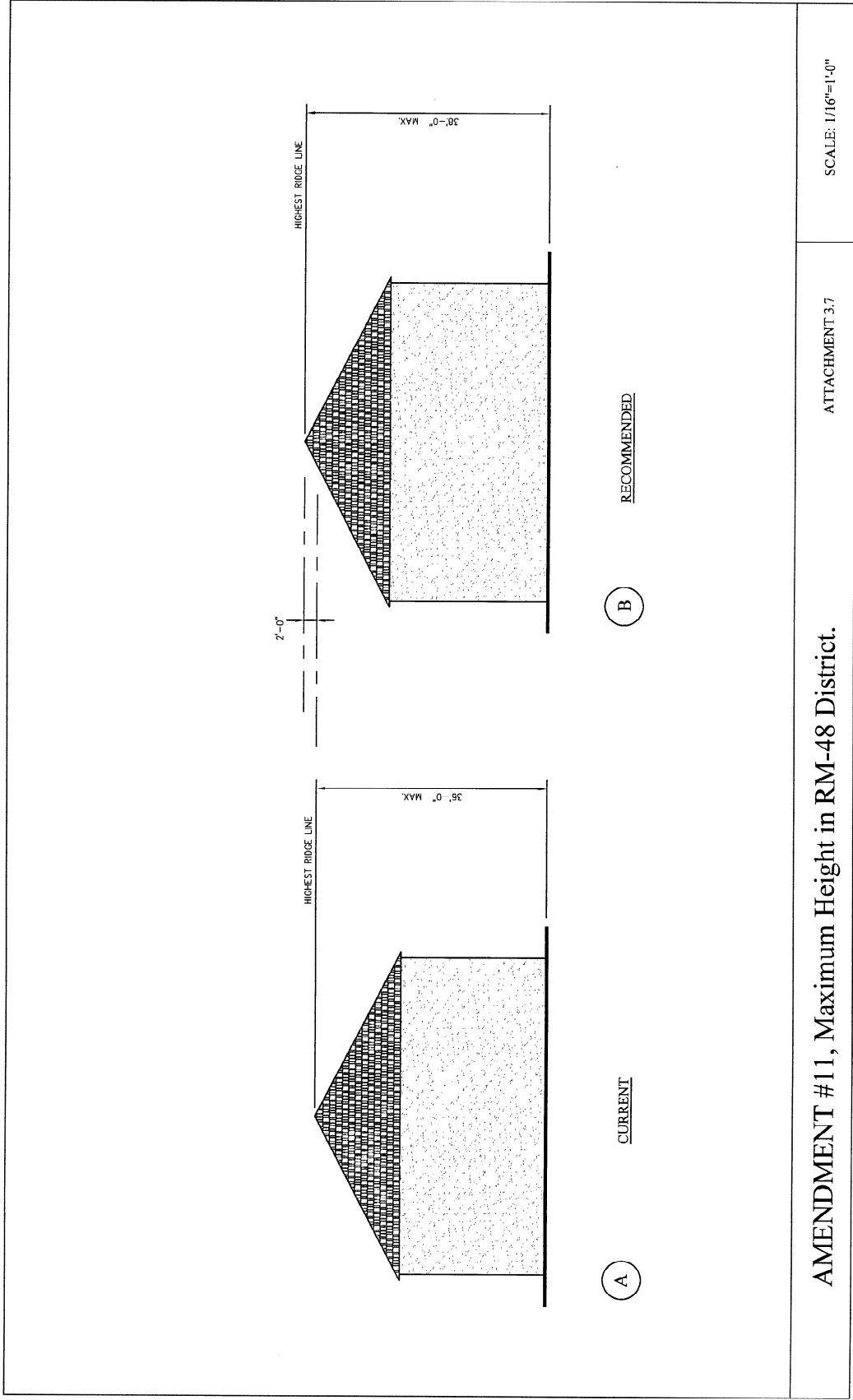


ELEVATION  
RECOMMENDED

ATTACHMENT 3.6

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

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



(A)

CURRENT

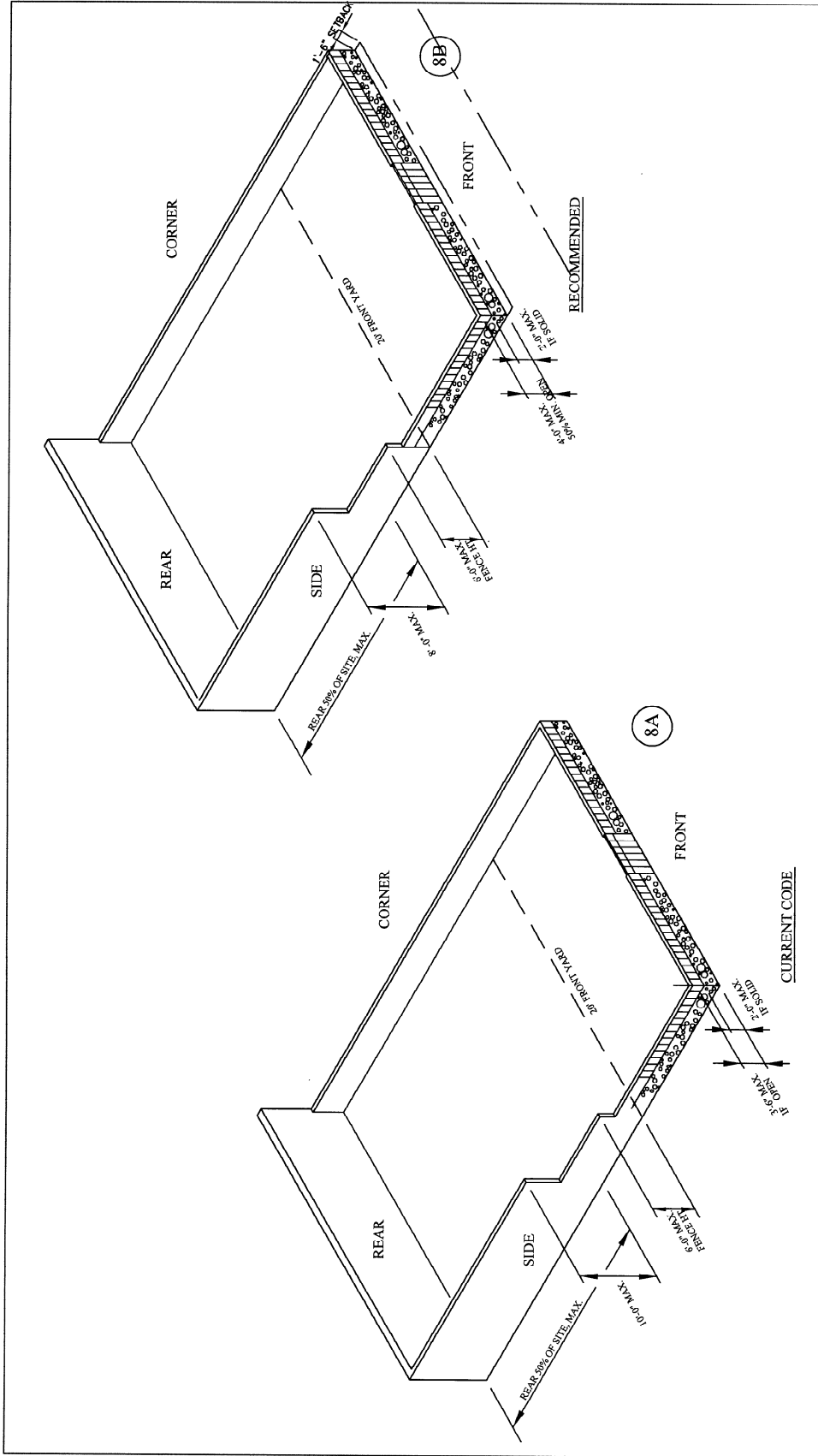
(B)

RECOMMENDED

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

ATTACHMENT 3.7

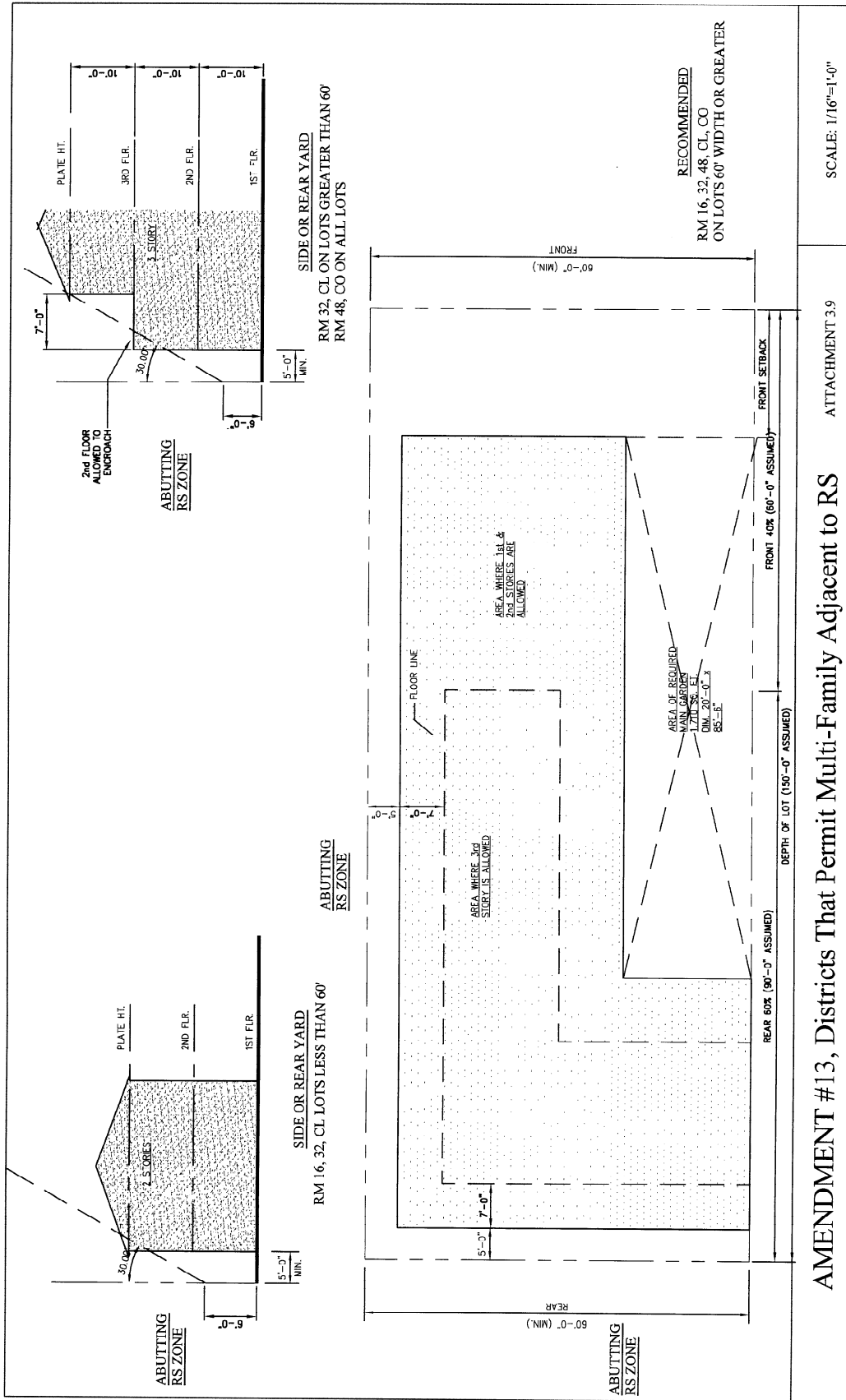
SCALE: 1/16"=1'-0"



AMENDMENT #12, Wall/Fence Height

ATTACHMENT 3.8

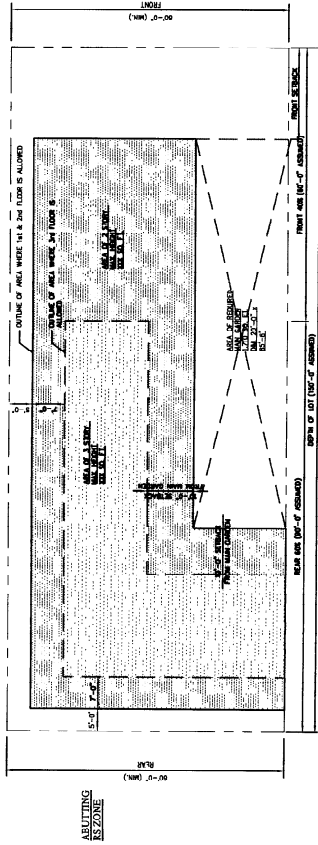
SCALE: 1/16"=1'-0"



AMENDMENT #13, Districts That Permit Multi-Family Adjacent to RS ATTACHMENT 3.9

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

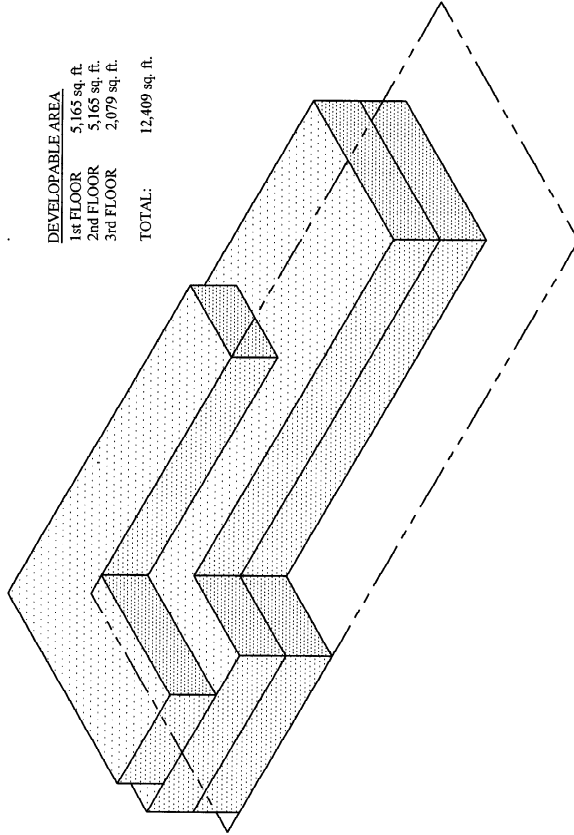
ABUTTING  
SS ZONE



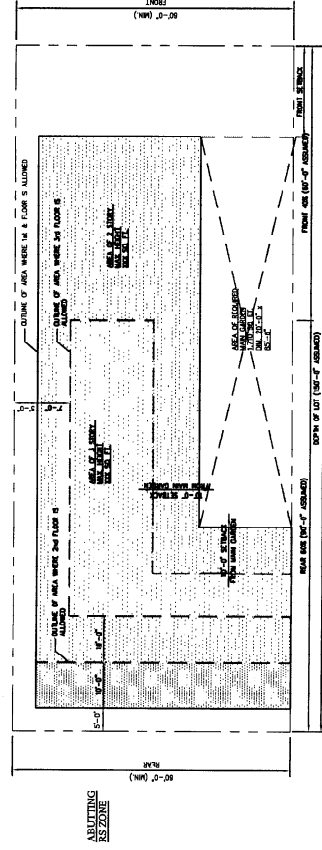
STAFF RECOMMENDATION

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.



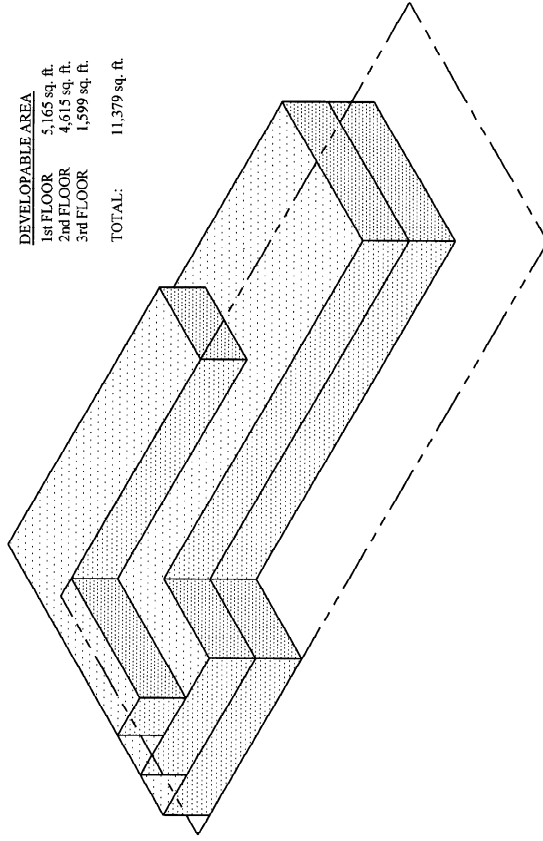
ABUTTING  
SS ZONE

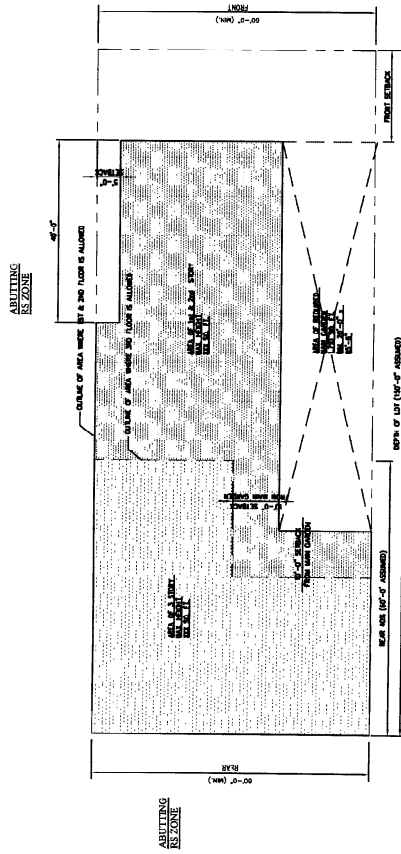


PLANNING COMMISSION  
RECOMMENDATION

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**

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

