

**C14-2007-0210 Proposed Changes**

- 18      The following applies to a **two-family** use located at 511 West 41<sup>st</sup> Street
- a      The minimum lot area is 5,900 square feet
  - b      A two-family residential use is permitted on a lot that is 5,900 square feet or larger
  - c      The maximum building coverage is 55 percent
  - d      For a two-family residential use, the maximum floor-to-area ratio (FAR) is 0.5 to 1.0
  - e      The maximum impervious cover is 91 percent
  - f      The minimum setbacks are as follows
    - i)      the front setback is 0 feet,
    - ii)     the rear setback is five feet,
    - iii)    the east interior side yard setback is 10 feet, and
    - iv)    the west alley setback is 0 feet
  - g.      The ~~accessory~~ **second dwelling unit** on the eastern portion of the property is limited to a maximum of 750 square feet and two bedrooms
  - h.      Part 8.10(b) does not apply to the ~~accessory building~~ **second dwelling unit**. Its front setback from 41<sup>st</sup> Street may equal that of the principal building.
  - i.      The maximum number of parking spaces is five. For a residential use, two parking spaces per dwelling unit are allowed, for a commercial use, one space per 1,200 sq. ft. is allowed.
  - j.      The width of a driveway must be greater than 10 feet in width but less than 15 feet
  - k.      The provisions under Subchapter F, Section 2.7 (*Sidewall Articulation*) and Section 3.1 (*Buildable Area*) do not apply along the west property line abutting the existing alley
  - l.      Part 7.2 a and Part 7.17 b do not apply to the property at 511 West 41<sup>st</sup> Street
  - m.      **Part 7.4 is modified to allow an accessory building a maximum of 15 percent of site area.**