

Zoning Case # C14-03-0096 –
 2017 & 2101 East 8th Street
 11,761 square feet

Items Z-1 and Z -2

Residential Uses and Densities Achievable

| Existing Zoning | Units | Traffic/Trips Per Day* |
|---|---|--|
| SF-3- Single Family/Duplex | 2/2 | 14 |
| Required parking: 4 spaces | | |
| Requested Zoning | | |
| MF-3-CO (6 units maximum) | 6 | 40 |
| NOTE: This scenario requires a site plan, but not a subdivision | | |
| Required parking: 12 spaces | | |
| Other Districts | | |
| SF-3- Duplex (for 7,000 sq. ft.) and SF-4A (for remaining 4, 761 sq. ft) | 3 | 24 |
| NOTE: This scenario requires subdividing into two lots and zoning one lot SF-3 and the second lot SF-4A. | | |
| Required parking: 4 spaces for duplex; and 2 for single family (6 spaces total) | | |
| SF-4A | 3 | 29 |
| NOTE: This scenario requires subdividing into three lots and zoning all lots SF-4A with a minimum lot size of 3,920 sq. ft. based on a land area of 11,761 sq. ft. May require a lot width variance (to create 3 lots with less than 40 ft.) | | |
| Required parking: 6 spaces | | |
| SF-5 – for condominiums | Does Not Meet Applicable Site Area Requirement of 14,000sq. ft. | N/A |
| SF-6 for condominiums | Does Not Meet Applicable Site Area Requirement of 14,000 sq. ft. | Does Not Meet Applicable Site Area Requirements |

*Trip generation based on number of units based on zoning district.



SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: A. BEAUDET

ZONING
 CASE #: C14-03-0096
 ADDRESS: 2017-2101 E 8TH ST
 SUBJECT AREA (acres): 0.270

DATE: 03-06
 INTLS: SM
 CITY GRID REFERENCE NUMBER: K22

