

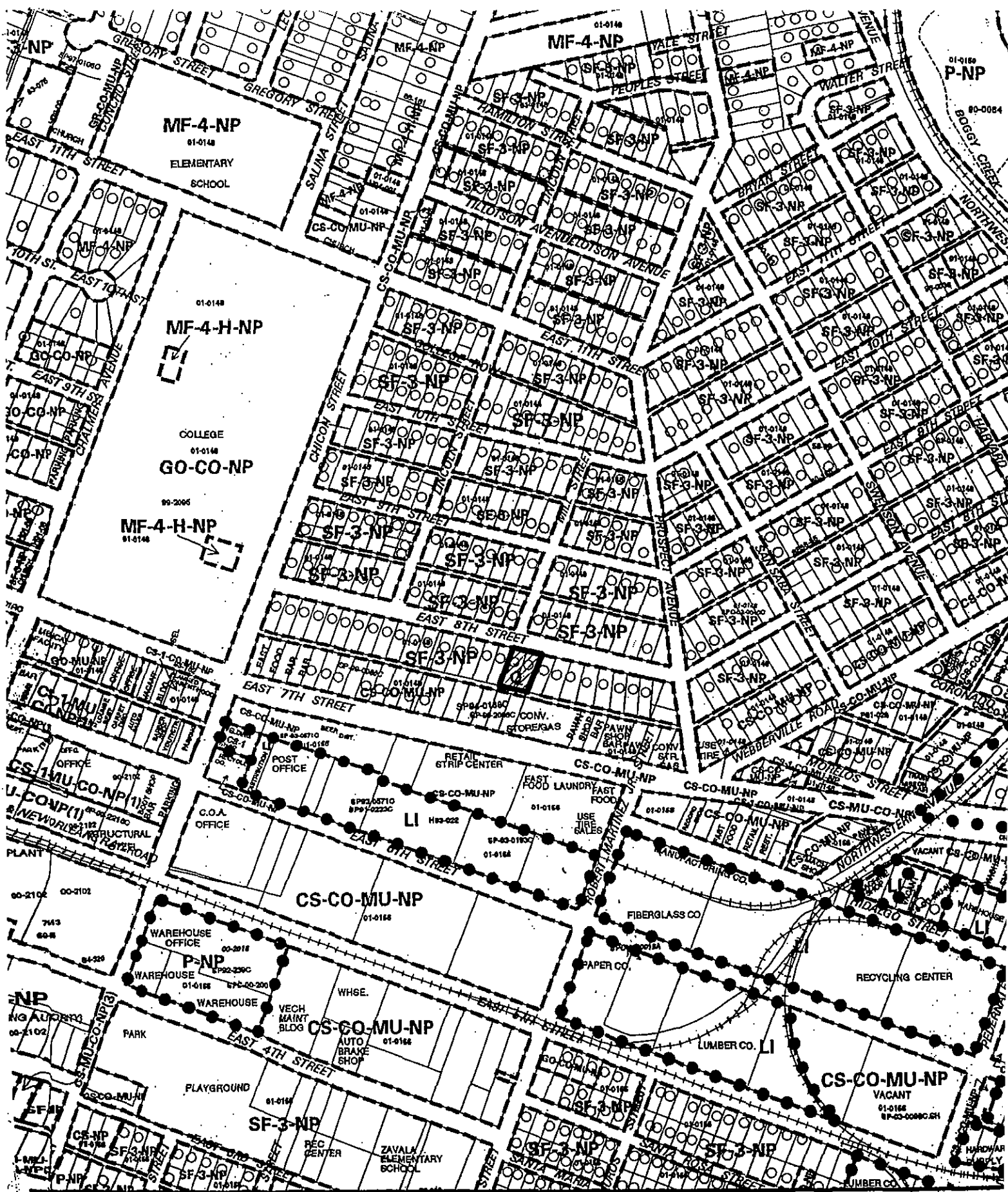
**Zoning Case # C14-03-0096 –
2017 & 2101 East 8th Street
11,761 square feet**

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
REFERENC
NUMBER
K22