

Date Received: _____

Item # 60-73

Request: Amendment to R-3 zone Class - Density

Location: see the PDB zone @ 32 units/acre for

Location: residential developments

Petitioner: Staff

Address: _____ Phone: _____

Advertised: yes 15 days Date: _____

To Planning Comm: 12-27-73

Action: Approved as submitted

Advertised: yes 10 days Date: _____

To City Council: 1-16-74

Action: Approved as submitted

Comments: Ord #1486 2-6-74

Example
 ... zone

Within the PPB district, the uses permitted shall be the same as PDS except that the business and Commercial uses may constitute 100% of the uses located in the district, and residential unit shall make in the district may have a maximum density of up to 32 units per acre.

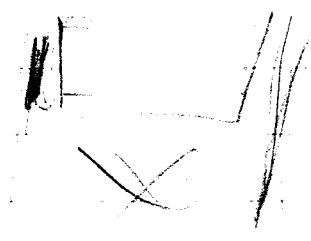
(43,560 sqft)

EXAMPLE: 1 ACRE¹ ground (net) @ 32 UNITS/acre

- ① 32-units (32,000 sqft floor area) in two = 16,000 sq
 story structure,
- ② 1 1/2 parking spaces/unit 34% of total = 15,246
- ③ 25% functional open space = 10,890
 (does not include parking areas set backs etc.)
- ④ remainder of ground - set backs, additional open space, etc.

42,136

→ + (1,424)



30,000
 20,000
 10,000

Amend. Sec. 3. Zone Classifications
b. Zone Districts:
(5) Planned Development

~~5873~~
6013

ALLOWABLE DENSITY IN THE PDB (Planned Development-Business) ZONE.

Within the PDB district, the uses permitted shall be the same as PD8 except that the business and commercial uses may constitute 100% of the uses located in the district, and residential unit developments in this district may have a maximum density of up to 32 units per acre.

Example:

One acre (43,560 sq ft) of ground (net) @ 32 units/acre:

1. 32 units (32,000 sq ft of floor area) in a three story structure (20% maximum building coverage)	8,712 sq ft
2. 1 1/2 parking spaces per unit - 34% of total	15,246 sq ft
3. 25% functional open space (does not include parking areas, setbacks, etc.)	10,890 sq ft
4. Remainder of ground (setbacks, additional open space, etc.)	8,712 sq ft
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TOTAL	43,560 sq ft
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