Scenario a – 20 du/acre

Summary:
- 4 Stories
- 2 Units
- 5,182 sq ft Commercial
- 50ft Wide Lot
Scenario a – 20 du/acre

Max FAR allowed: 2.0

Existing MU-N Standards

Site 1

MU-SB Lot on east side of Laurel

Laurel Avenue

50'

Maximum allowed by MU-N zone

Multi Family Condo/Apt.

4

3

2

1

Maximum allowed by MU-N zone

4

3

2

1

50' 50' 40' 30' 15'

Rear of Lot

RS-6 lot

Single Family House

28'

Walnut Street

1 2

Commercial area uses floor space not able to be used for dwellings due to density maximum.

Max FAR allowed: 2.0

2 units; 1,650 sq ft
5,182 sq ft commercial
9,182 sq ft total
Scenario b – 30 du/acre

Summary:
- 3 Stories
- 3 Units
- 3,000 sq ft Commercial
- 50ft Wide Lot
Scenario b – 30 du/acre

Resultant FAR: 1.48

Commercial area uses floor space not able to be used for dwellings due to density maximum.

MU-SB Lot on east side of Laurel

LAUREL AVENUE

34'

Maximum allowed by MU-N zone revised

REAR OF LOT

25’

15’

RS-6 lot

WALNUT STREET

28’

Single Family House

Multi Family Condo/Apt.

1 units; 1,250 sq ft
2 units; 1,450 sq ft
3,000 sq ft commercial
7,390 sq ft total

Commercial area uses floor space not able to be used for dwellings due to density maximum.
Scenario b – 30 du/acre

Proposed vs Existing Standards

MU-SB Lot on east side of Laurel

Laurel Avenue

Maximum allowed by MU-N zone
Multi Family Condo/Apt.

Rear of Lot

RS-6 lot
Single Family House

Walnut Street
Scenario c – 40 du/acre

Summary:
- 3 Stories
- 4 Units
- 3,300 sq ft Commercial
- 50ft Wide Lot
Scenario c – 40 du/acre

Resultant FAR: 1.80

- MU-SB Lot on east side of Laurel
- 50'
- 4
- 3
- 2
- 1
- Laurel Avenue
- Maximum allowed by MU-N zone revised
- Multi Family Condo/Apt.
- Rear of Lot
- 25'
- 15'
- 34'
- RS-6 lot
- Single Family House
- 28'
- Walnut Street

4 units; 1,250 sq ft
3,300 sq ft commercial
9,000 sq ft total

Commercial area uses floor space not able to be used for dwellings due to density maximum.
Scenario c – 40 du/acre

Proposed vs Existing Standards

MU-SB Lot on east side of Laurel

50'

Laurel Avenue

50'

34'

Maximum allowed by MU-N zone
Multi Family Condo/Apt.

Rear of Lot

RS-6 lot
Single Family House

28'

Walnut Street
Scenario d – 50 du/acre

Summary:

- 3 Stories
- 5 Units
- 2,050 sq ft Commercial
- 50ft Wide Lot
Scenario d – 50 du/acre

Resultant FAR: 1.80

MU-SB Lot on east side of Laurel

- 50'
  - 4
  - 3
  - 2
  - 1

Laurel Avenue

Maximum allowed by MU-N zone revised Rear of Lot

- 34'
  - 3
  - 2
  - 1

Multi Family Condo/Apt.

- 25'
- 15'

Rear of Lot

RS-6 lot

- 28'
  - 2
  - 1

Walnut Street

5 units; 1,250 sq ft
2,050 sq ft commercial
9,000 sq ft total

Commercial area uses floor space not able to be used for dwellings due to density maximum.
Scenario d – 50 du/acre

Proposed vs Existing Standards

MU-SB Lot on east side of Laurel

Laurel Avenue

Maximum allowed by MU-N zone
Multi Family Condo/Apt.

Rear of Lot

RS-6 lot
Single Family House

Walnut Street
Scenarios B, C and D generate more housing with less building height and FAR than what the MU-N currently allows.

<table>
<thead>
<tr>
<th>Scenario - Lot Size 50’ x 100’</th>
<th>Existing MU-N</th>
<th>Options for Proposed Changes/Amendments</th>
</tr>
</thead>
<tbody>
<tr>
<td>du/acre</td>
<td>A</td>
<td>B</td>
</tr>
<tr>
<td>20</td>
<td>30</td>
<td>40</td>
</tr>
<tr>
<td>50’</td>
<td>50’</td>
<td>50’</td>
</tr>
<tr>
<td>5,000 sq ft</td>
<td>5,000 sq ft</td>
<td>5,000 sq ft</td>
</tr>
<tr>
<td>Number of Units*</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Commercial sq ft</td>
<td>5,182</td>
<td>3,000</td>
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<tr>
<td>Open Space sq ft</td>
<td>1,500</td>
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<tr>
<td>Total sq ft</td>
<td>9,185</td>
<td>7,825</td>
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<tr>
<td>Stories</td>
<td>4</td>
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<tr>
<td>Max Building Height</td>
<td>50’</td>
<td>34’ (highest eave)</td>
</tr>
<tr>
<td>FAR</td>
<td>1.83</td>
<td>1.56</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>4 (car lift)</td>
<td>4 (car lift)</td>
</tr>
<tr>
<td>Parking Requirement</td>
<td>Studio &amp; 1 BD units: 1 space/du, 2+ BD units: 1.5 spaces/du</td>
<td>Studio &amp; 1 BD units: 1 space/du, 2+ BD units: 1.5</td>
</tr>
<tr>
<td>*Unit Size and Details</td>
<td>1,650 sq ft units: 2</td>
<td>1,450 sq ft units: 2</td>
</tr>
</tbody>
</table>
**Scenario a – 20 du/acre**

**Summary:**
- 4 Stories
- 11 Units
- 6,000 sq ft Commercial
- 200ft Wide Lot
Scenario a – 20 du/acre

Max FAR allowed: 2.0

**MU-SB Lot on east side of Laurel**

**Laurel Avenue**

**Maximum allowed by MU-N zone**

- **Multi Family Condo/Apt.**
  - 11 units: 3,500 sq ft
  - 6,000 sq ft commercial
  - 45,400 sq ft total

**Rear of Lot**

**RS-6 lot**

- Single Family House
  - 2

- Multi Family Condo/Apt.
  - 1

**Walnut Street**

**Existing MU-N Standards**

- Commercial area uses floor space not able to be used for dwellings due to density maximum.
Scenario b – 30 du/acre

Summary:

- 3 Stories
- 17 Units
- 6,000 sq ft Commercial
- 200ft Wide Lot
Scenario b – 30 du/acre

Resultant FAR: 1.50

MU-SB Lot on east side of Laurel

Laurel Avenue

Maximum allowed by MU-N zone revised

Multi Family Condo/Apt.

17 units: 1,750 sq ft
6,000 sq ft commercial
37,700 sq ft total

Rear of Lot

RS-6 lot
Single Family House

Walnut Street

Commercial area uses floor space not able to be used for dwellings due to density maximum.
Scenario b – 30 du/acre

Proposed vs Existing Standards

MU-SB Lot on east side of Laurel

Laurel Avenue

Maximum allowed by MU-N zone
Multi Family Condo/Apt.

Rear of Lot

RS-6 lot
Single Family House

Walnut Street
Scenario c – 40 du/acre

Summary:

- 3 Stories
- 23 Units
- 990 sq ft Commercial
- 200ft Wide Lot
Scenario c – 40 du/acre

Resultant FAR: 1.71

 MU-SB Lot on east side of Laurel

Laurel Avenue

Maximum allowed by MU-N zone revised

Rear of Lot

RS-6 lot

Single Family House

Walnut Street

MU-SB Lot

4

3

2

1

50'

Laurel Avenue

Maximum allowed by MU-N zone revised

34'

3

2

1

50'

Rear of Lot

25'

28'

RS-6 lot

2

1

Commercial area uses floor space not able to be used for dwellings due to density maximum.

Multi Family Condo/Apt.

23 units; 1,250 sq ft
990 sq ft commercial
42,950 sq ft total

Single Family House

23 units; 1,250 sq ft

Commercial area uses floor space not able to be used for dwellings due to density maximum.
Scenario c – 40 du/acre

Proposed vs Existing Standards

MU-SB Lot on east side of Laurel

Laurel Avenue

Maximum allowed by MU-N zone
Multi Family Condo/Apt.

Rear of Lot

RS-6 lot
Single Family House

Walnut Street
Scenario d – 50 du/acre

Summary:

- 3 Stories
- 28 Units
- No Commercial
- 200ft Wide Lot
Scenario d – 50 du/acre

Resultant FAR: 1.71

MU-SB Lot on east side of Laurel

Laurel Avenue

Maximum allowed by MU-N zone revised

Multi Family Condo/Apt.
28 units; 1,000 sq ft
42,100 sq ft total

Rear of Lot

RS-6 lot
Single Family House

Walnut Street
Scenario d – 50 du/acre

Proposed vs Existing Standards

MU-SB Lot on east side of Laurel

Laurel Avenue

Maximum allowed by MU-N zone

Multi Family Condo/Apt.

Rear of Lot

RS-6 lot

Single Family House

Walnut Street
### All Scenarios

<table>
<thead>
<tr>
<th>Scenario - Lot Size 200’ x 125’</th>
<th>Existing MU-N</th>
<th>Options for Proposed Changes/Amendments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>A</td>
<td>B</td>
</tr>
<tr>
<td>du/acre</td>
<td>20</td>
<td>30</td>
</tr>
<tr>
<td>Lot Width</td>
<td>200’</td>
<td>200’</td>
</tr>
<tr>
<td>Lot Area</td>
<td>25,000 sq ft</td>
<td>25,000 sq ft</td>
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<tr>
<td>Number of Units*</td>
<td>11</td>
<td>17</td>
</tr>
<tr>
<td>Commercial sq ft</td>
<td>6,000 sq ft</td>
<td>6,000 sq ft</td>
</tr>
<tr>
<td>Open Space sq ft</td>
<td>4,000 sq ft</td>
<td>2,850 sq ft</td>
</tr>
<tr>
<td>Total sq ft</td>
<td>45,400 sq ft</td>
<td>37,700 sq ft</td>
</tr>
<tr>
<td>Stories</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>Max Building Height</td>
<td>50’</td>
<td>34’ (highest eave)</td>
</tr>
<tr>
<td>FAR</td>
<td>1.81</td>
<td>1.50</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>Surface; 18 (4 guest parking places )</td>
<td>Surface; 21 (4 guest parking places provided)</td>
</tr>
<tr>
<td>Parking Requirement</td>
<td>Studio &amp; 1 BD units: 1 space/du, 2+ BD units: 1.5 spaces/du</td>
<td>Studio &amp; 1 BD units: 1 space/du, 2+ BD units: 1.5 spaces/du</td>
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<tr>
<td>*Unit Size and Details</td>
<td>3,500 sq ft units: 11</td>
<td>1,750 sq ft unit: 17</td>
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</tbody>
</table>

Scenarios B, C and D generate more housing with less building height and FAR than what the MU-N currently allows.