Existing Uses
Existing shelter for ten homeless families, one room/family, shared bathing, cooking, living rooms. This use has been permitted as a Community House, and thus counts as one unit for density purposes. Total area of existing building: 5,600 SF

Zoning District
Residential High Density (RH); max density is 40 units/acre, maximum lot coverage is 80%. Density increased to 46 units/acre and 92% lot coverage upon compliance with the 15% inclusionary zoning requirement.

Primary Permitted Uses
Appendix A allows, among others, residential (duplex, multi-family, assisted living, boarding house (up to 4), Group Home, etc. See Appendix A, Use Table for full list.

Primary Conditional Uses
With CU approval: Emergency Shelter, boarding house (5 or more). See Appendix A, Use Table for full list.

Lot Size
18,015 SF (.414 acres) as surveyed. Frontage: 90' +/-; Depth: (198' East, 202' West).

Inclusionary Zoning
Applicable when creation of 5 or more units. When applied, IZ increases density in RH to 46 units/acre, and lot coverage to 92%.

Density
Residential density @ 40 units/acre: Lot size 18,015 SF (18,015 SF/ 43,560 SF = .414 X 40 = 16.56 units; 16.56 rounds up to 17 units less one existing = 16 new units. Residential density @ 46 units/acre: Lot size approx. 18,200 SF (18,200 SF/ 43,560 SF = .418 a X 46 = 19.23 units; therefore, total allowable number of units is 19.23 rounded down to 19, less one existing = 18 new units. Proposal is for 16 new units.

Lot Coverage
80% increased to 92% w/IZ.

Setbacks
Front: avg of two adjacent lots on both sides, +/- 5'; side: 10% of width, minimum 5'; maximum 20'; rear: 25% of lot depth, minimum 20', maximum 75'. Front setback is existing.

Height
Max 35'; however, the Table in Section 9.1.12 allows for an increase in height of 12' when a minimum increase of 5% of units complying with IZ. This increase is easily exceeded by the program intent of the project, which is that all units will meet IZ requirements.

Proposed use
New multi-family units in an addition to the existing building (Community House) on its north end.

Parking requirements
Section 8.1.6 Affordable Housing and Historic Buildings Exemption: Regardless of location, the Minimum Off-Street Parking Requirements found under Sec. 8.1.8 below shall not apply to any of the following:
(a) The creation of permanently affordable inclusionary housing units satisfying the applicable provisions of Article 9 Part 1 - Inclusionary Housing (see Sec. 9.1.10 Income Eligibility and Sec. 9.1.11 Calculating Rents and Selling Prices);
The existing site can be developed to include as much as 18 new housing units; the lot coverage can be increased to 92%; the allowable building height is increased to 47' (35' + 12'). There are no minimum parking requirements.