

SECTION2. This ordinance shall be in force and effect from and after its passage and due publication.

1811 North California Avenue

TYPE 1 - ZONING NARRATIVE

The address of the parcel is 1811 N. California Avenue. The current zoning of the parcel is B-3-1 Community Shopping District. The zoning amendment is required to change the zoning of the parcel to B-2-3 Neighborhood Mixed Use District. The zoning change is needed to construct a three story, four dwelling unit residential building.

The lot size is 4,725 square feet (126 square feet x 37.50 square feet). The proposed minimum lot area per dwelling unit is 1,180 square feet. The proposed floor area is 5,748 square feet. The floor area ratio is 1.22. The front setback is 5 feet. The rear setback is 37.68 feet. The north sideyard setback is 4 feet 9 inches and the south sideyard setback is 4 feet 9 inches. There are four (4) parking spaces.

After rezoning, all the property will be used for residential use with four dwelling units, four parking spaces, and a building height of 45 feet.