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SUBSTITUTE NARRATIVE

17-13-0303-C (1) Narrative Zoning Analysis - 602 North May Street

Proposed Zoning: RM5 Residential Multi-Unit District Lot Area: 116'

x 25' totaling 2,900 sq. ft.

The applicant seeks a zoning change to permit a new three dwelling unit building with on-site parking for three vehicles. There will be no commercial space, and the building will be 44'-4" in height.

- a) Floor area ratio: 1.83 FAR (5,300 sq. ft.)
- b) Lot Area Per Dwelling Unit 966.66 sq. ft. per D.U. (3 D.U.'s)
- c) The amount of off-street parking: 3
- d) Setbacks:
 - a. Front Setback: 7'-0"
 - b. Rear Setback: 35'-0"
 - c. Side Setbacks:
 - North Side: 2'-0"
 - South Side: 3'-0"
 - Combined: 5'-0"
 - d. Rear Yard Open Space: 153 square feet

d. (e) Building Height: 44'-4"

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