



SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

**SUBSTITUTE NARRATIVE AND PLANS  
FOR THE PROPOSED REZONING**

**AT**

**2335 AND 2337 WEST MONTANA STREET**

The Application to change zoning for 2335 and 2337 West Montana Street from MI-2, Limited Manufacturing/Business Park District to RT-4, Residential Two-Flat, Townhome and Multi-Family District. The Applicant intends to divide a 48 feet by 100 feet zoning lot into two 24 feet by 100 feet Lots to construct two (2) Single-Family homes each with a separate two-car garage. The footprint of each new Single-Family will be 19 feet by 55 feet 5 inches.

LOT AREA: 2,400 SQUARE FEET FLOOR AREA RATIO:

1.11 BUILDING AREA: 2,654 SQUARE FEET

DENSITY. LOT AREA PER DWELLING UNIT: 2,400 SQUARE FEET OFF-STREET

PARKING: EACH HOME WILL HAVE A TWO-CAR GARAGE FRONT SETBACK: 12

FEET REAR SETBACK: 32 FEET 7 INCHES

SIDE SETBACK: EAST AND WEST SIDE YARD WILL BE 2.6 FEET REAR

YARD OPEN SPACE: 263 SQUARE FEET BUILDING HEIGHT: 38 FEET

