

ATTACHMENT F: ANALYSIS OF STANDARDS FOR R-MU ZONING DISTRICT

21A.24.170: R-MU Residential/Mixed Use District

Purpose Statement: The purpose of the R-MU Residential/Mixed Use District is to reinforce the mixed use character of the area and encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small scale office uses. This district is appropriate in areas of the City where the applicable master plans support high density, mixed use development. The standards for the district are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access..

Key: “Elks” means the proposed alterations to the existing Elks Building at approx. 139 E South Temple and is considered a nonresidential use.

“ST” means the proposed new multifamily residential building proposed at approx.. 151 E South Temple and is considered a multi-family dwelling use.

Standard	Proposed	Finding
Minimum Lot Area: <u>Multi-family dwellings:</u> No minimum <u>Nonresidential uses:</u> No minimum	Approx. 6,623 sf	Complies
Minimum Lot Width: <u>Multi-family dwellings:</u> 50 feet <u>Nonresidential uses:</u> No minimum	32 feet	Elks: Complies ST: Complies
Maximum Building Height: <u>Multi-family dwellings:</u> 75 feet <u>Nonresidential uses:</u> 45 feet	Elks: Existing: Approx. 95 feet Proposed: Approx. 98 feet ST: Proposed: Approx. 99 feet	Applicant has requested Special Exception approval for additional building height for Elks and ST
Yard Setbacks: Front: none Side: none Rear: 25% of lot depth, but need not exceed 30 feet. Required yards are no greater than the existing setback for legally existing buildings.	Elks and ST: Front: none required Side: none required Rear: 25% of lot depth, though need not exceed 30 feet.	Elks: Complies based on existing setbacks at time of ordinance adoption. ST: Complies
Minimum Open Space Area: For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as an open space area. This open space area may take the form of landscape yards or plazas and courtyards, subject to site plan review approval	Elks: Not Applicable – Building is not residential. ST: 36%	Elks: N/A ST: Complies