

Downtown Area Multifamily

Height, Setbacks, Zoning, and Density

Building	Height	North Setback	South Setback	East Setback	West Setback	Zoning	Adjacent Zoning North	Adjacent Zoning South	Adjacent Zoning East	Adjacent Zoning West	Density	FAR	Building Lot Coverage	Aerial Image Number
100 S. Vail	40'	20' (Front)	15' (Rear)	25' (Ext. Side)	31' (Side)	R-7	B-5	R-4	R-4	R-4	59.4 Units/ Acre	1.67	41.80%	1
104 N. Pine	42' *	13' 3" (Side)	20' (Ext. Side)	25' (Front)	33' (Rear)	R-7	R-6	R-7	R-3	B-2	50 Units/ Acre*	1.48	37%***	2
110 S. Dunton	45'	29' 13/4" (Side)	29' 13/4" (Side)	30' (Front)	30' (Rear)	R-7	B-1	R-6	R-6	R-7/R-4	53.29 Units/ Acre	2.00	47%	3
110 S. Evergreen	60' 10 ³ / ₈ "	20' (Front)	20' 4" (Rear)	17' (Ext. Side)	57' (Side)	R-7	B-5	R-6	R-7/R-6	R-6	47.14 Units/ Acre	2.07	37.76 %***	4
121 S. Vail	45.33' ***	17.29' *** (Side)	17.29' *** (Side)	30' (Rear)	27' (Front)	R-7	R-4	R-4	R-7	R-4	59.4 Units/ Acre	2.22***	44.37%***	5
214 N. Pine (Building Only)	44' *	22' ** (Ext. Side)	17' ** (Side)	26' ** (Front)	37' ** (Rear)	R-6	R-6	R-6	R-3	B-2	50 Units/ Acre*	1.75**	35.07%**	6
214 N. Pine (Building with Garage)	44' *	1'*** (Ext. Side)	2.5'*** (Side)	10'*** (Front)	16'*** (Rear)	R-6	R-6	R-6	R-3	B-2	50 Units/ Acre*	1.75**	69.53%**	6
215 W Miner	54' †	56.36/ 159.24' *** (Front)	25' (Rear)	14.56' (Side)	14.86' (Side)	R-7	R-7	R-7	B-3	R-3	96.53 Units/ Acre	1.47	24.49%	7
225 E. Wing	35' 8"***	25' (Front)	32' (Rear)	20' (Ext. Side)	13' 3" *** (Side)	R-7	R-7	R-7	R-4	B-2	50 Units/ Acre	1.51	37.63%	8
320 W. Campbell	56' to 58'	57.17' (Ext. Side)	41' (Ext. Side)	121.82' (Front)	50' (Rear)	R-7	R-3/R-7	R-3/R-6	R-6/R-7	R-3	57.14 Units/ Acre	2.00	18.22%	9

* Per Pine Ave. Neighborhood Study, March 2000

† Estimated at 9' per floor

** Estimated from aerial, no detailed plans on record

*** Estimated from poor quality plans on record

Downtown Area Multifamily

Height, Setbacks, Zoning, and Density

Building	Height	North Setback	South Setback	East Setback	West Setback	Zoning	Adjacent Zoning North	Adjacent Zoning South	Adjacent Zoning East	Adjacent Zoning West	Density	FAR	Building Lot Coverage	Aerial Image Number
355 W. Miner	44'	27' (Front)	42' (Rear)	12' 8.5" (Side)	12' 8.5" (Side)	R-7	R-7	R-3	R-7	R-7	49.36 Units/ Acre	1.65	37.10%	10

* Per Pine Ave. Neighborhood Study, March 2000

† Estimated at 9' per floor

** Estimated from aerial, no detailed plans on record

*** Estimated from poor quality plans on record

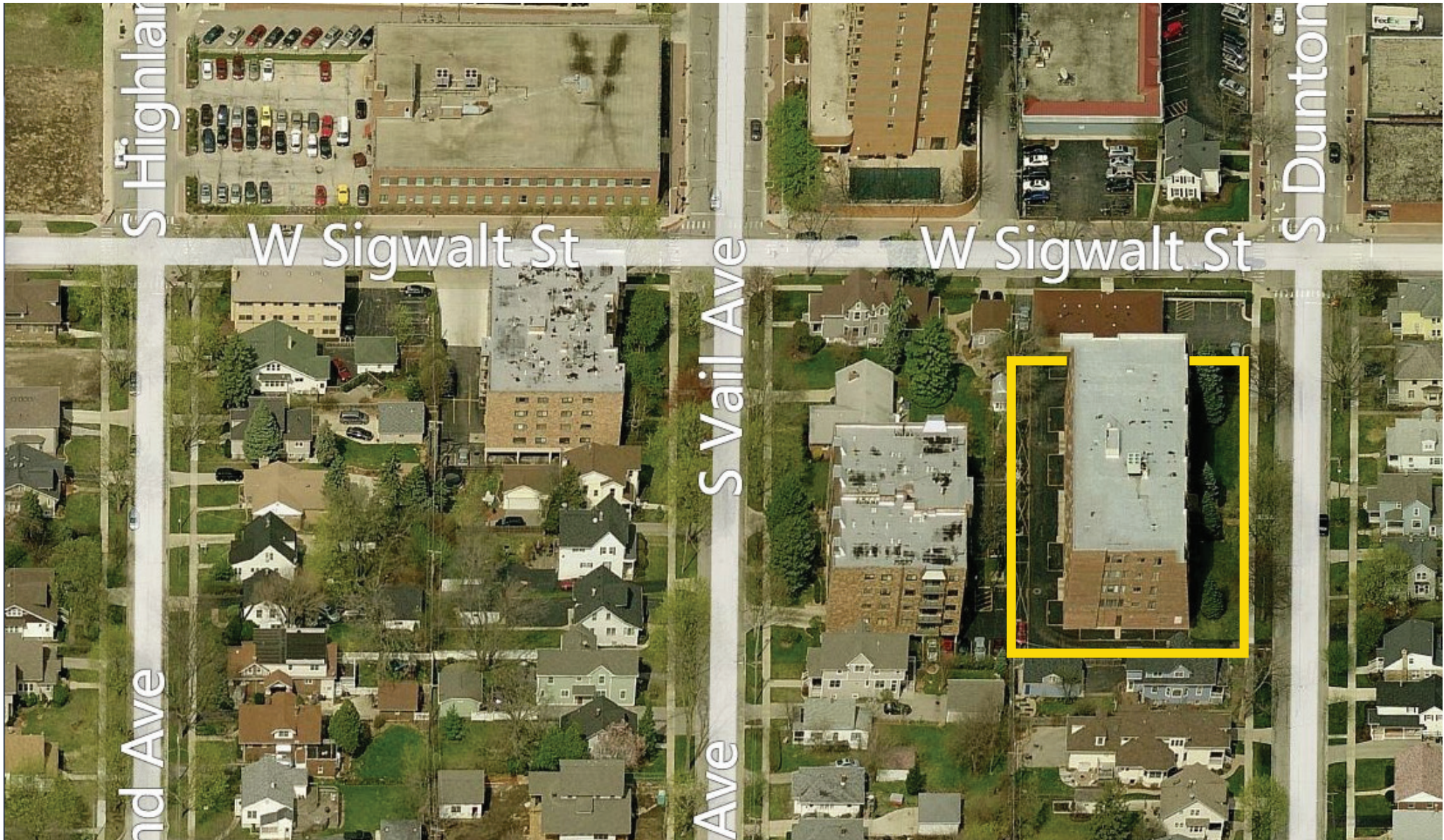
AERIAL 1 - 100 S. VAIL



AERIAL 2 - 104 N. PINE



AERIAL 3 - 110 S. DUNTON



AERIAL 4 - 110 S. EVERGREEN



AERIAL 5 - 121 S. VAIL



AERIAL 6 - 214 N. PINE



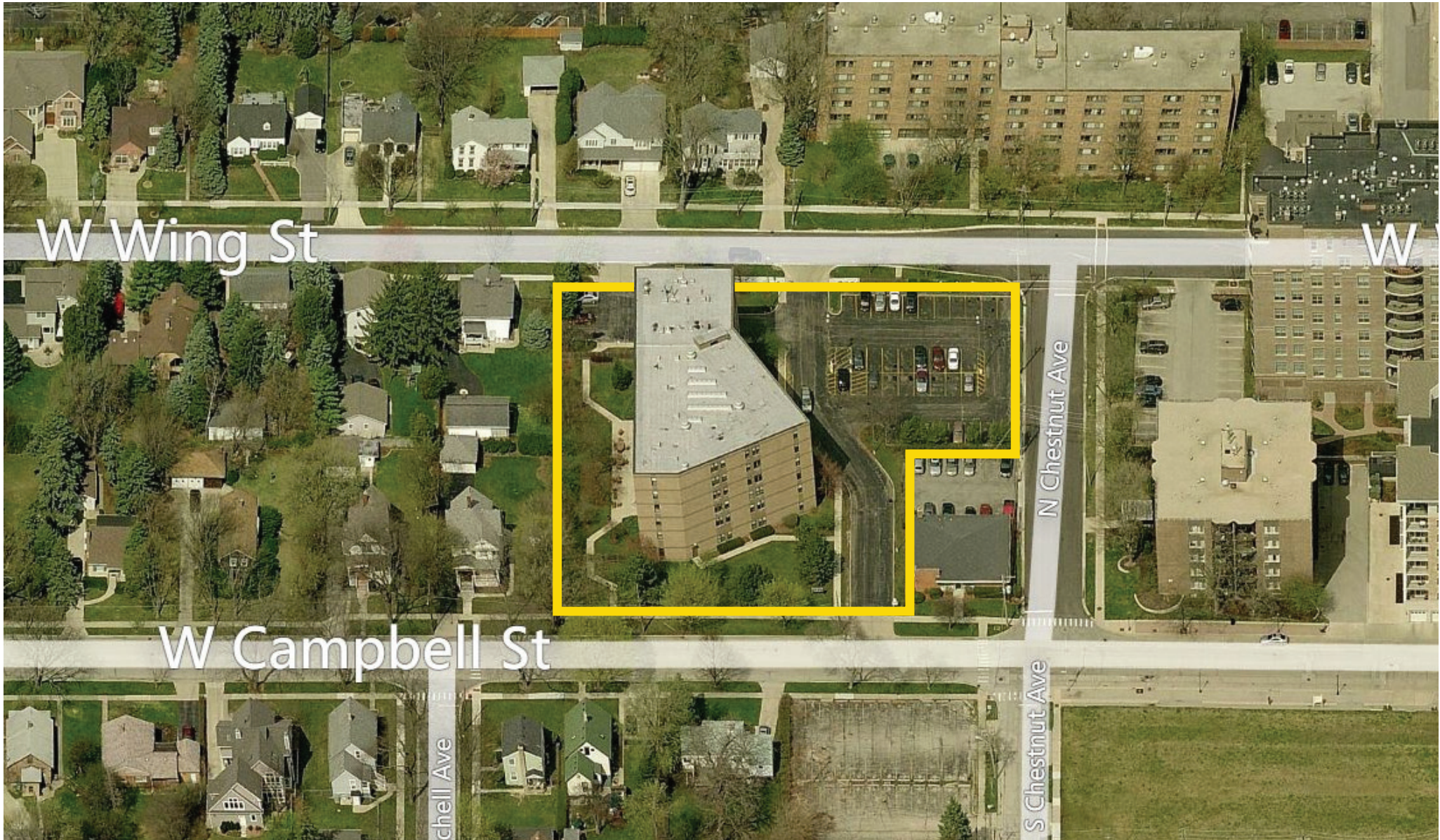
AERIAL 7 - 215 W. MINER



AERIAL 8 - 225 E. WING



AERIAL 9 - 320 W. CAMPBELL



AERIAL 10 - 355 W. MINER

