

4.2. GENERAL DEVELOPMENT STANDARDS

4.2.1. Applicability

Article 4 Site Development Standards	Application:
Section 4.2 General Development Standards	All properties in the Plaza Saltillo TOD District must comply with the standards in this section

4.2.2. Lot Size

All development shall have a minimum lot size of 2,500 square feet.

4.2.3. Lot Width

All development shall have a minimum lot width of 20 feet.

4.2.4. Impervious Surface Coverage

- A. TOD Low Density Residential and TOD Medium Density Residential Subdistricts shall have a maximum impervious cover of 85 percent.
- B. TOD Mixed-Use, TOD Corridor Mixed Use, TOD Urban Mixed Use, and TOD Live/Work Flex Subdistricts shall have a maximum impervious cover of 95 percent.

4.2.5. Building Coverage

Building coverage limits shall be equal to the impervious cover limits in Subsection 4.2.4 above for all properties within the Plaza Saltillo TOD District.

4.2.6. Setbacks

- A. For all properties within the TOD District, there are no minimum or maximum requirements for rear, interior side, or street side yard setbacks, except as required to comply with the building height and setback requirements in Subsection 4.2.10 Compatibility Standards.
- B. For all properties in the TOD District, there is no minimum or maximum front yard setback requirement, except as required to comply with Subsection C below. Instead, development must meet the building placement standards in Section 4.4.

- C. If the street right-of-way is less than 60 feet in width, the minimum front yard setback for buildings three or more stories in height shall be 25 feet from the center line of the street to ensure adequate fire access.

4.2.7. Site Area Requirements

For all development in the TOD District, there are no minimum site area requirements.

4.2.8. Floor-to-Area Ratio (FAR)

The maximum FAR for all development within the Station Area shall be 2:1, unless a development bonus is granted as specified in Section 4.3.

4.2.9. Building Height

A. Maximum Building Height

The base maximum building height for all properties within the Plaza Saltillo TOD District is established on the map labeled Figure 4-1. A height bonus may be granted in exchange for the provision of affordable housing; height bonus details are in Subsection 4.3.3.

B. Minimum Building Height in the TOD Mixed Use Subdistrict

The minimum building height on all properties in the TOD Mixed Use Subdistrict is two stories (for the purpose of applying the standards in this Document, a story is defined in Article 6 Definitions).

4.2.10. Compatibility Standards

- A. Compatibility standards, as stipulated in Article 10 of Chapter 25-2 of the LDC, shall apply to all properties within the TOD District.

- B. A waiver of compatibility standards may be granted if a development bonus is utilized. The development bonus standards and requirements are established in Subsections 4.3.2 Density Bonus, 4.3.3 Density and Height Bonus, and 4.3.4 *Super Density Bonus*.

Figure 4-1: Base Maximum Building Height (with no development bonus)



4.2.11. Historic Zoning

The following properties will retain their Historic Landmark Combining District (H) designation:

- A.** 810 E. 5th Street
- B.** 1022 E. 7th Street, The Johnson House
- C.** 1204 E. 7th Street, The Briones House
- D.** 1306 E. 7th Street, The Sparks-Ledesma House
- E.** 1214 E. 7th Street, The Duncan-Washington House

4.2.12. Historic Properties along E. 6th Street

For the list of properties identified below, if a demolition permit application is submitted, in addition to the standard review conducted by City staff, the Historic Landmark Commission shall review the application.

- A.** 805 E. 6th Street
- B.** 809 E. 6th Street
- C.** 906 E. 6th Street
- D.** 910 E. 6th Street
- E.** 911 E. 6th Street
- F.** 1008 E. 6th Street
- G.** 1100 E. 6th Street
- H.** 1101 E. 6th Street
- I.** 1103-1107 E. 6th Street
- J.** 1111 E. 6th Street
- K.** 1200 E. 6th Street
- L.** 1201 E. 6th Street
- M.** 1204 E. 6th Street

- N.** 1209 E. 6th Street
- O.** 1221 E. 6th Street
- P.** 1300 E. 6th Street
- Q.** 1302 E. 6th Street
- R.** 1306 E. 6th Street
- S.** 1310 E. 6th Street
- T.** 1313 E. 6th Street
- U.** 1401 E. 6th Street
- V.** 1403 E. 6th Street
- W.** 1408 E. 6th Street
- X.** 1500 E. 6th Street
- Y.** 1511 E. 6th Street
- Z.** 1600 E. 6th Street

- AA.** 1618 E. 6th Street
- BB.** 1704 E. 6th Street
- CC.** 1705 E. 6th Street
- DD.** 1706 E. 6th Street
- EE.** 1708 E. 6th Street
- FF.** 1709 E. 6th Street
- GG.** 1809 E. 6th Street
- HH.** 1816 E. 6th Street