

Z170606 Prairie Gate multi-family MF-3 zoning requirements

| Standard | Required | Provided | Meets Requirement? |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------------------|
| Building Setbacks | Front Yard <i>1-Story-40'</i> <i>2-Story -60'</i> <i>3-Story-100'</i> | 100' | Yes |
| | Side & Rear <i>75' or 2X Bldg. Height</i> | 75'-100' | Yes |
| Height | Maximum 35' | 27'-3" | Yes |
| Roof Pitch | Mixed 6:12 & 10:12 | 5:12 | No |
| Façade Materials | 100% Masonry | 80% Brick and/or Stone and 20% Stone Veneer | Yes |
| Minimum Dwelling Unit Size | 1-Bedroom <i>690 sq ft minimum</i> 2-Bedroom <i>980 sq ft minimum</i> 3-Bedroom <i>1,100 sq ft minimum</i> | 1-Bedroom <i>794 - 914 sf</i> 2-Bedroom <i>1047 - 1178 sf</i> 3-Bedroom <i>1442 sf</i> | Yes |
| Garage Standards | 30% To be attached and 20% of attached to provide direct access | 23% of parking shown as detached garage | No |