

# U-TU-B ZONING - SITE ANALYSIS

3634 WYANDOT ST

## OPTION 1:

### ACCESSORY DWELLING UNIT

#### BUILDING COVERAGE

LOT SIZE: 6,250 SF  
 MAX. ALLOWED 2,344 SF  
 COVERAGE: (37.5%)  
 EXISTING PRIMARY 1: 861 SF  
 PROPOSED ADU: 864 SF  
 1,725 SF  
 TOTAL COVERAGE: (27.6%)

#### ZONING DESIGN STANDARDS

HEIGHT  
 A: 24' MAX  
 B: 10'

#### LOCATION

REAR 35% OF LOT

#### SETBACKS

C: 5'  
 D: 5'

#### CONDITIONED SPACE

##### EXISTING - PRIMARY 1

(2 BEDROOM / 1 BATH)

BASEMENT: 861 SF  
 1ST FLOOR: 861 SF

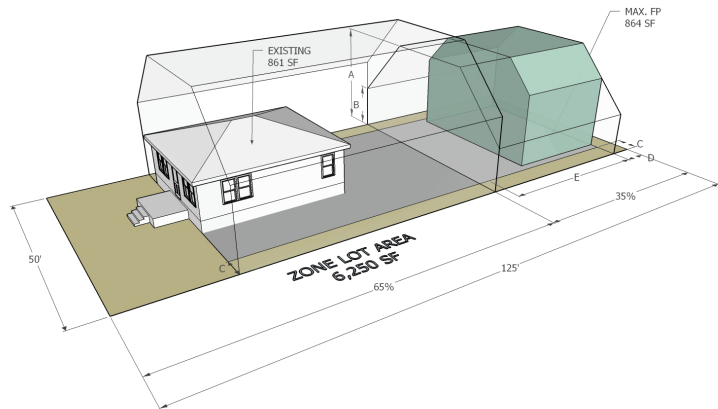
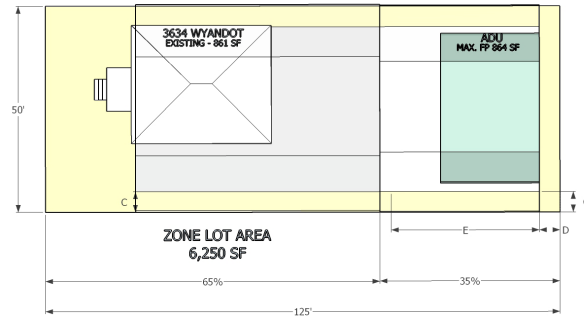
##### PROPOSED ADU

(1 BEDROOM / 1 BATH)

1ST FLOOR WITH (2)  
 VEHICLE PARKING: 864 SF  
 2ND FLOOR (1.5  
 STORY): 864 SF

#### BUILDING CONFIGURATION

E: MAX STRUCTURE  
 LENGTH 36'



## OPTION 2:

### TANDEM HOUSE

#### BUILDING COVERAGE

LOT SIZE: 6,250 SF  
 MAX. ALLOWED 2,344 SF (37.5%)  
 EXISTING PRIMARY 1 (3634 WYANDOT): 861 SF  
 PROPOSED DETACHED GARAGE: 308 SF  
 PROPOSED PRIMARY 2 (3632 WYANDOT): 1,140 SF  
 TOTAL COVERAGE: 2,309 SF (36.9%)

#### ZONING DESIGN STANDARDS

HEIGHT  
 A: 30'  
 B: 24'  
 C: 17'  
 D: 10'

#### LOCATION

E: 50'

#### SETBACKS

F: 20'  
 G: 5'  
 H: 5'/10'  
 I: 5'/10'  
 J: 50%  
 K: 5'  
 L: 22' (MIN. 6')  
 M: 30' (MAX. 36')  
 N: 42' (MAX. 42')

#### CONDITIONED SPACE

##### PRIMARY 1 (3634 WYANDOT)

(2 BEDROOM / 1 BATH)

BASEMENT: 861 SF  
 1ST FLOOR: 861 SF

##### PRIMARY 2 (3632 WYANDOT)

(4 BEDROOM / 3.5 BATH)  
 BASEMENT: 621 SF  
 1ST FLOOR WITH (2)  
 VEHICLE PARKING: 1,140 SF  
 2ND FLOOR: 1,140 SF

##### PROPOSED DETACHED GARAGE

1ST FLOOR WITH (1)  
 VEHICLE PARKING: 308 SF

