

structure. Section 4.13.6, g) states General Residential districts within the Townsite Overlay have varying maximum lot coverage standards, from 25% to 40%, based on building height. ~~Bulk requirements for LB are also similar.~~ 70%

4. Density:

Density between the 3 zone districts is quite different. The total lot size of lots 1-10 is ~~25,000~~ 36,000 square feet (~~0.574 acres~~) 0.826 acres. Both TN and GR allow 10 units per acre, which could theoretically yield ~~5.74~~ 8.26 multifamily units. If the entire ½ block were redeveloped and the currently lot lines removed, the minimum lot size for single family with no Accessory Dwelling Unit in Townsite Overlay is 4,500 square feet, which results in ~~5~~ 8 lots. The minimum lot size with Accessory Dwelling Unit is ~~7,500~~ 7000 square feet, which allows for ~~3~~ 5 lots. If each of the ~~3~~ 5 lots had an accessory dwelling unit, a total of ~~6~~ 10 dwelling units would be permitted in this ½ block¹.

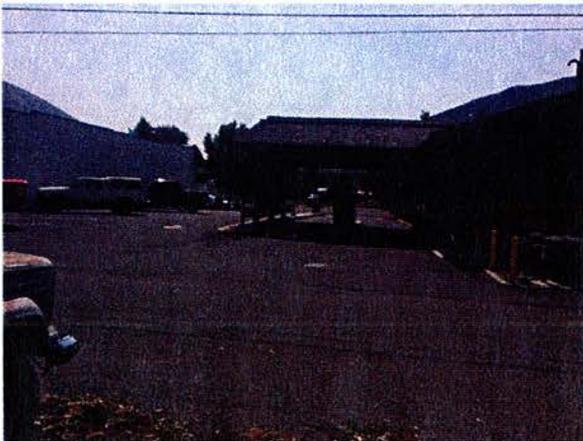


LB allows for 20 units per acre, or ~~11~~ 16 units.

Further analysis would be required by an architect, but it is likely that the limiting factors in the ~~6~~ 10-unit (~~3~~ 5 lots plus ~~3~~ 5 accessory dwelling units) example for both GR and TN zone districts are lot coverage and parking.

5. Existing Land Uses

As noted in the background section, 9 residential units exist in the ½ block (a combination of single family, accessory and duplex units). Many of these are old and nonconforming, forcing parking on to First Avenue instead of the preferred alley location. This parking arrangement has a large impact on the neighborhood, with an unintended consequence of making this block feel like an extension of the on-street commercial parking on the commercial block due south. Redevelopment of lots in this block could result in a better development pattern of parking in the rear off the alley. The current density of 9 units may be appropriate if parking is reconfigured, and if the scale of redevelopment is compatible. ~~This density cannot be reconstructed under the current zoning.~~



Some of the buildings within the rezone area are maintained in good condition, and others are visibly in need of repair. This is in contrast to the east side of the street, and to other properties due north of the

rezone area, which are for the large part well maintained and reflective of the eclectic character of Old Hailey.

¹ Note that the redevelopment of the entire ½ block is highly unlikely as a new house is under construction at this time on Lots 7-9