

Requested Text Amendments to I-B Zone

This application is submitted to allow for construction of a 12-14 Unit Condo/Apartment building at 2 Island Ave. In order to accommodate this request, certain changes are needed to the I-B zoning on peaks island. Generally, these changes include the following:

1. Change section 14-223 Permitted Uses in section (a) to include both single family residences and multi-family residences. Alternatively, section 14-224 Conditional Uses subsection (a) could be changed to increase the multi-family limit of 4 to 12-14. Additional changes may be needed to 14-224 (a)(3) to alter the residential density requirement.
2. Change section 14-226 (c)(1-4) Minimum Yard Dimensions to make front yard setback 10 feet and rear/side yard 5 feet.
3. Change section 14-226 (f) Maximum Structure Height Dimensions from 35 to 47 feet.
4. Change section 14-332.1 (f) Off Street Parking to remove the requirement for 2 spaces per residential unit.
5. Other changes as may be needed to accommodate the project.