

Site V-5: Butte Street

Site Information

Address/Street: End of Butte Street

Nearest Address: 806/808 Butte Street
(across Butte Street from the site)

Site Area: 87,643 square feet (2.01 acres)

Owner: 50% City of Sausalito, 50% Rodney Hunt

Assessor Parcel Number: 064-321-01

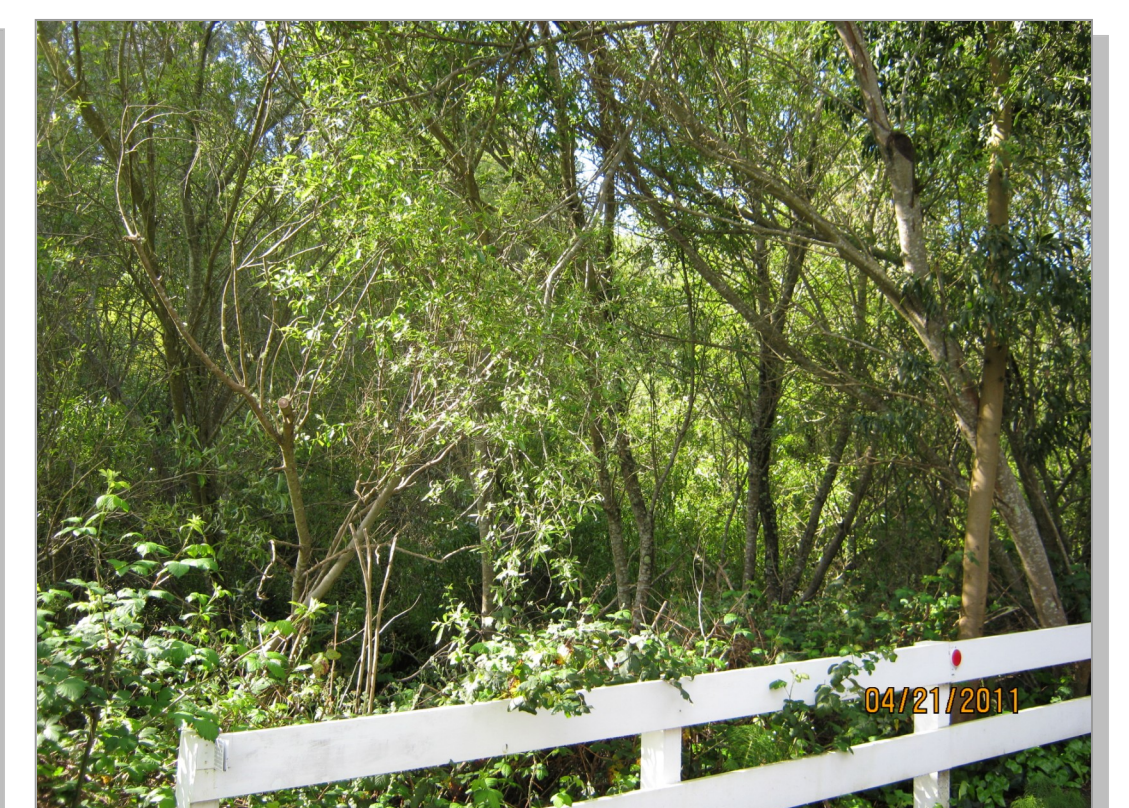
Current Use: Vacant

Existing Building(s): None

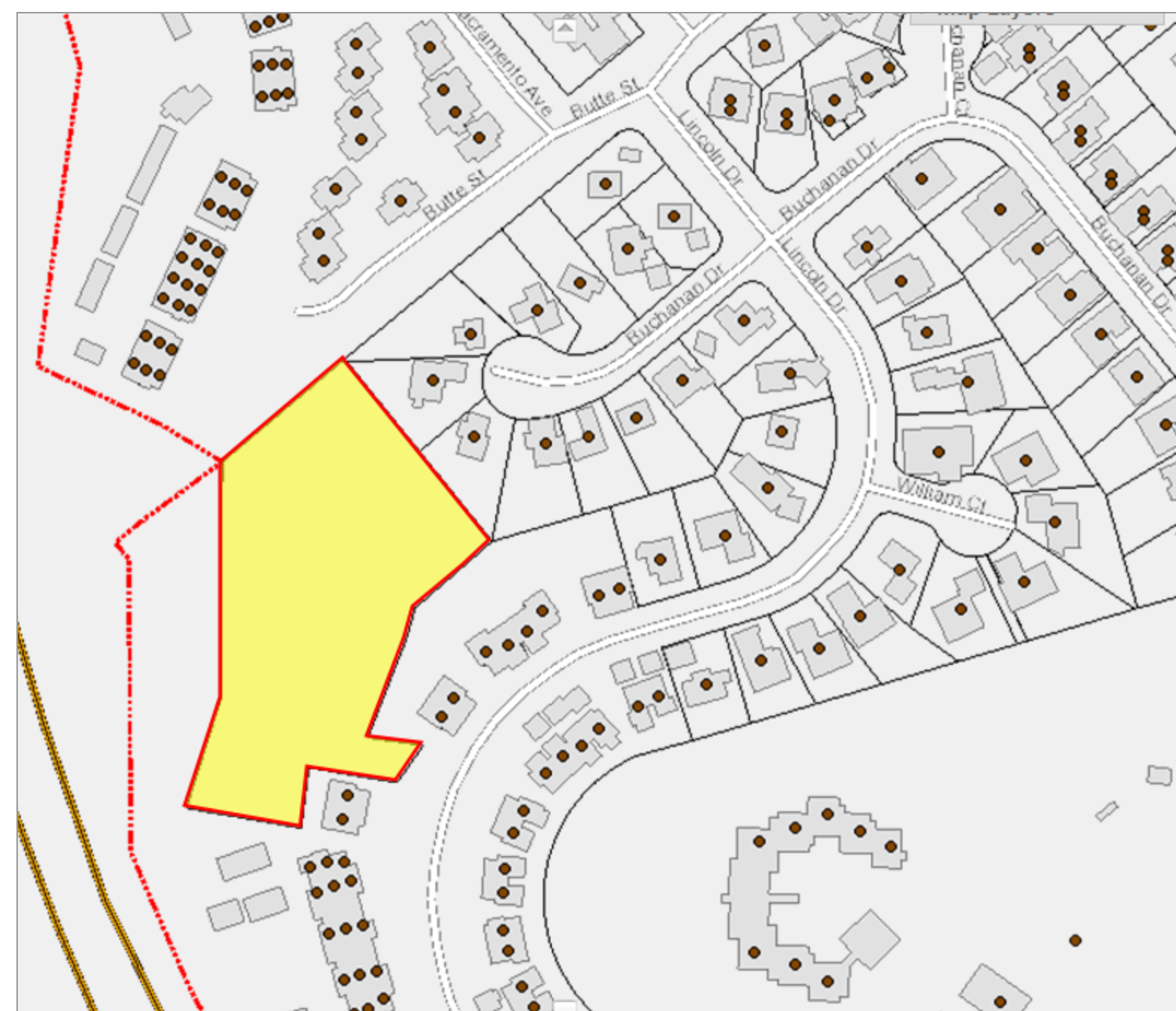
Constraints: Steep Slopes, Heavily wooded

Current General Plan Designation:
Medium Density Residential— maximum 8.7 dwelling units/acre

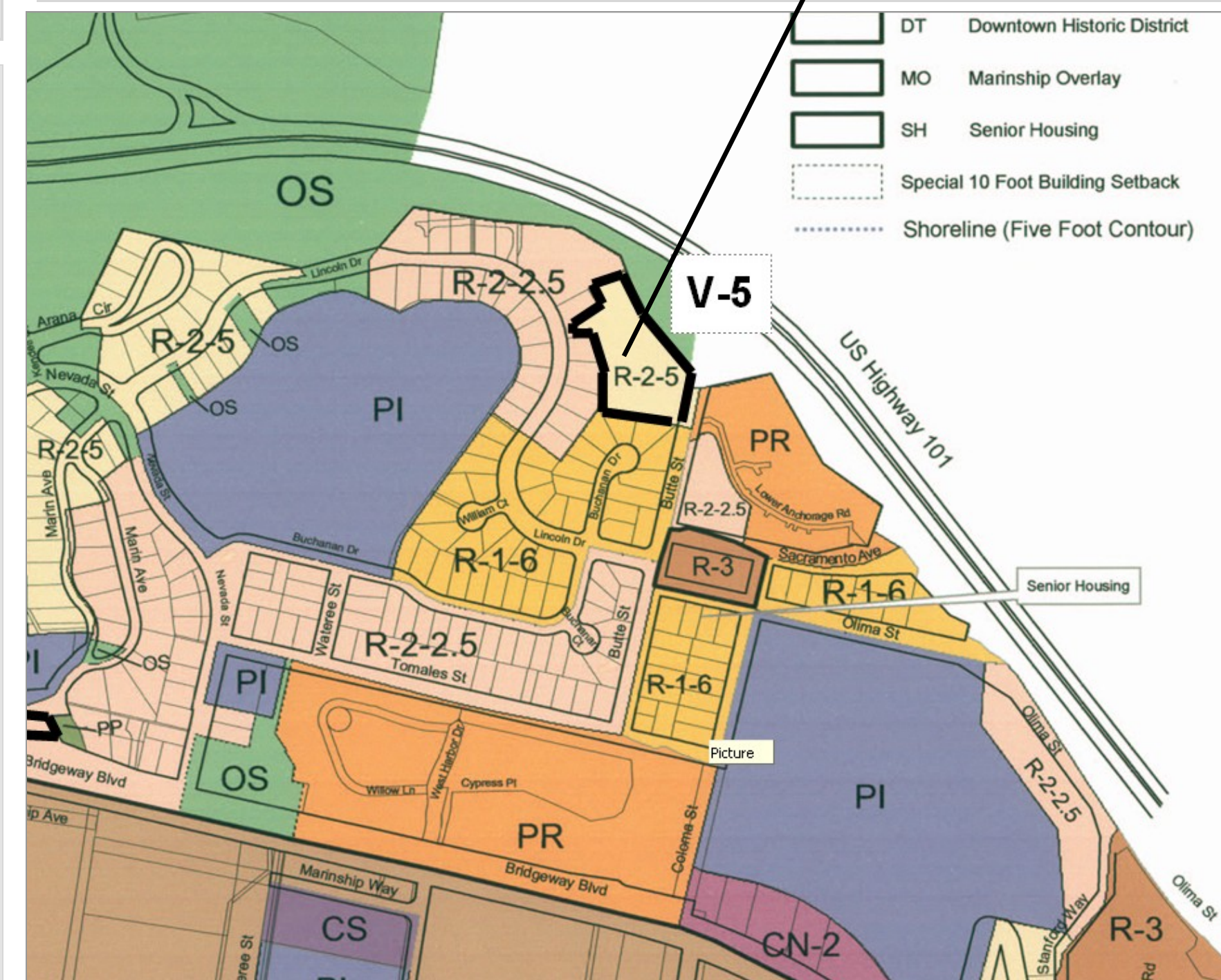
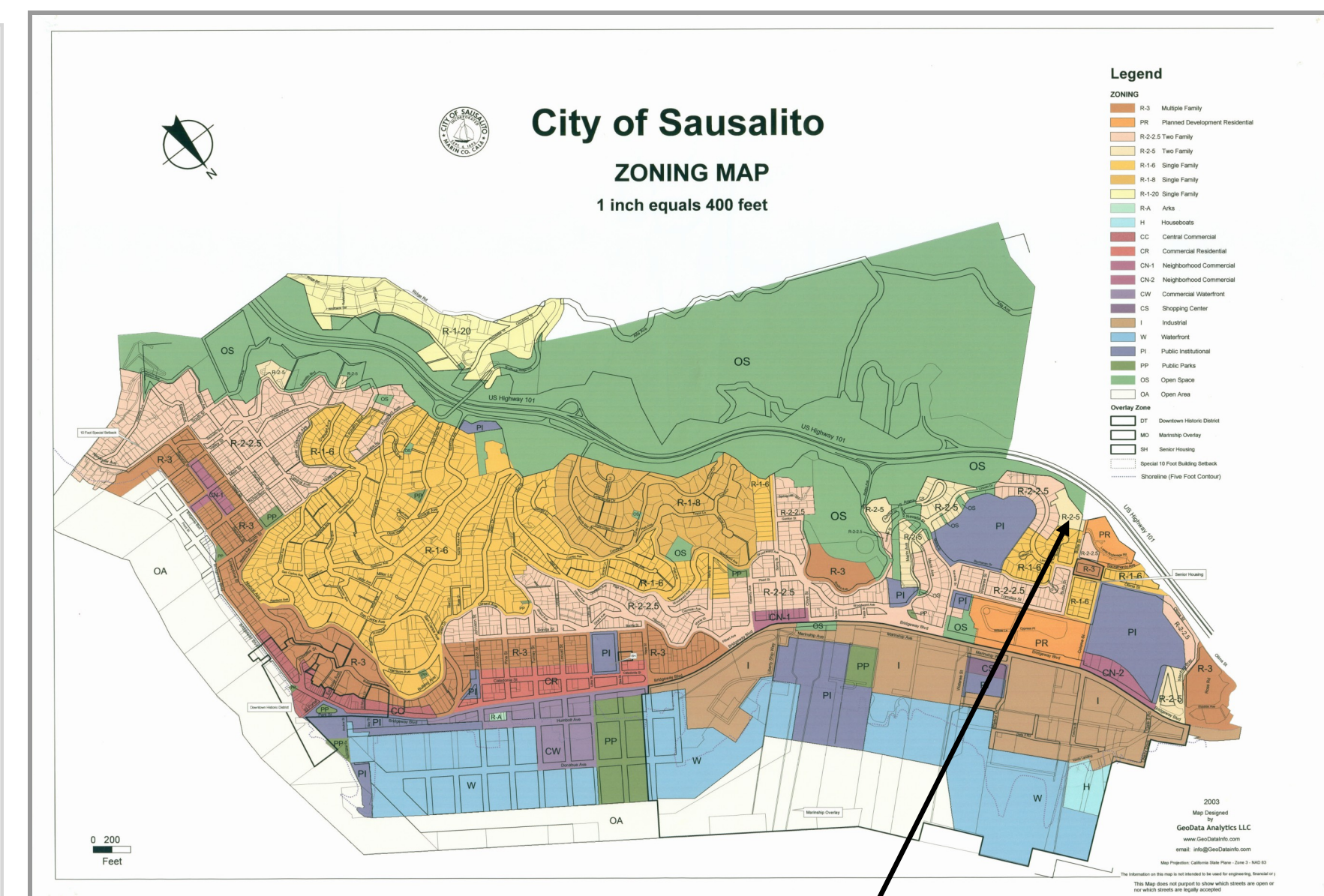
Current Zoning Designation: Two-Family R-2-5 (maximum 1 dwelling unit/5,000 square feet of parcel area)



Site Location



Current Zoning



Options to Increase Density

The rezoning of certain existing residential/mixed use sites to a higher density strategy involves the up-zoning of certain sites to R-3 (multi-family residential— maximum Density= 1 unit/ 1,500 square feet parcel area), thus providing an increased density. In addition an Affordable Housing Overlay District (AHOD) could also be applied to these sites which would provide an incentive to enhance the feasibility of an affordable housing project. The AHOD would allow a further 50% increase in the allowed density if the units are affordable to moderate or lower income households.

V-5: Butte Street Site Rezoning Potential

Potential Units Under Current Zoning	Potential Units under Rezone to R-3 Zone	Potential Units under Affordable Housing Overlay District
All Units are Above Moderate Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability Zoning:
17	58	Current R-3 25 87