



BUILDING TYPES LEGEND

	SFD	TOWNS	APTS.	
SIGNATURE (VILLAGE) SINGLES 62'X115' LOTS - MADISON FLOOR PLANS	73 UN.			
28' WIDE REAR LOADED TOWNHOUSE 28'X75' LOTS - 28'WX38'D FLOOR PLAN		36 UN.		
24' WIDE REAR LOADED TOWNHOUSE 24'X75' LOTS - 24'WX40'D FLOOR PLAN		23 UN.		
22' WIDE FRONT LOADED TOWNHOUSE 22'X110' LOTS - 22'WX46.5'D FLOOR PLAN		12 UN.		
20' WIDE REAR LOADED TOWNHOUSE 20'X77' LOTS - 20'WX41.5'D FLOOR PLAN		28 UN.		
18' WIDE REAR LOADED TOWNHOUSE 18'X80' LOTS - 18'WX38'D FLOOR PLAN		42 UN.		
APARTMENTS			96 UN.	
MIXED USE BUILDING (COMMERCIAL/APARTMENTS)			40 UN.	
TOTAL & PERCENTAGE OF EACH UNIT TYPE	73 UN. (21%)	141 UN. (40%)	136 UN. (39%)	
TOTAL RESIDENTIAL UNITS & DENSITY *GROSS ACREAGE DENSITY CALCULATION	350 UN./60.7 AC. = 5.77 UN./AC.			
TOTAL RESIDENTIAL UNITS & DENSITY *BUILDABLE ACREAGE DENSITY CALCULATION	350 UN./59.8 AC. = 5.85 UN./AC.			
COMMERCIAL + MIXED COMMERCIAL			42,000 SF	

STREET CLASSIFICATIONS:	ALLEY CLASSIFICATIONS:
34' CARTWAY/ 58' ROW - ON-STREET PARKING BOTH SIDES:	16' CARTWAY/20' ROW - NO PARALLEL ON-STREET PARKING:
- STREET B	- ALLEY A
- STREET E	- ALLEY B
	- ALLEY C
28' CARTWAY/ 52' ROW - ON-STREET PARKING ONE SIDE:	- ALLEY D
- STREET A	- ALLEY E
- STREET C	- ALLEY F
- STREET D	- ALLEY G
- STREET G	- ALLEY H
	- ALLEY I

SITE / ZONING DATA

	CURRENT REQUIREMENTS	PROPOSED (TEXT AMENDMENT NOTED IN RED)
TOTAL SITE ACREAGE	60.7 AC.	60.7 AC.
BUILDABLE AREA	0.4 AC. (COMMERCIAL) - 0.5 AC. (SLOPE)	59.8 AC.
PROPOSED LAND USE:		TRADITIONAL NEIGHBORHOOD DISTRICT (SINGLE FAMILY, TOWNHOUSES, APARTMENTS (1ST FLOOR COMMERCIAL NOT REQUIRED), COMMERCIAL)
PROPOSED NUMBER OF UNITS:		351 UNITS
PROPOSED APARTMENTS:		136 UNITS
PROPOSED TOWNHOUSES:		142 UNITS
PROPOSED SINGLE FAMILY DETACHED:		73 UNITS
DENSITY:	4 UNITS/AC. 6 UNITS/AC. W/ BONUSES	6 UNITS/ACRE W/ BONUSES
ZONING:	TN - TRADITIONAL NEIGHBORHOOD DISTRICT	TN - TRADITIONAL NEIGHBORHOOD DISTRICT
PERIMETER SETBACKS:		
NON DETACHED SINGLE FAMILY UNITS	150 FT. (FROM EX. SINGLE FAMILY UNITS PRIOR 2022)	150 FT.
NEW COMMERCIAL BUILDINGS + PARKING	250 FT. (FROM EX. SINGLE FAMILY UNITS PRIOR 2022)	250 FT.
LOT AREA:	MIN. 6,000 SF. (SINGLE FAMILY) MIN. 4,800 SF. W/ DENSITY BONUS	MIN. 6,000 SF. MIN. 2,000 SF. (TOWNHOUSE) MIN. 1,800 SF. W/ DENSITY BONUS MIN. 1,400 SF. W/ DENSITY BONUS (IF ALLEY ACCESS)
LOT WIDTH:	MIN. 40 FT. (SINGLE FAMILY) MIN. 20 FT. (TOWNHOUSE) MIN. 70 FT. (NON-RESIDENTIAL) N/A (APARTMENT)	MIN. 40 FT. (SINGLE FAMILY) MIN. 20 FT. (TOWNHOUSE) MIN. 18 FT. (TOWNHOUSE - IF ALLEY ACCESS) MIN. 70 FT. (NON-RESIDENTIAL) MIN. 60 FT. (APARTMENT)
FRONT YARD:	MIN. 10 FT., MAX 25 FT. (LOCAL STREET) MIN. 10 FT., MAX 30 FT. (COLLECTOR STREET) MIN. 50 FT. (ARTERIAL)	MIN. 10 FT., MAX 25 FT. (LOCAL STREET) MIN. 10 FT., MAX 25 FT. (CENTRAL GREEN LOT LINE) MIN. 10 FT., MAX 30 FT. (COLLECTOR STREET) MIN. 50 FT. (ARTERIAL) MIN. 20 FT. (ARTERIAL ROUNDABOUT)
REAR YARD:	MIN. 35 FT. MIN. 5 FT. (GARAGES ALONG ALLEY)	MIN. 35 FT. MIN. 20 FT. (IF REAR ALLEY ACCESS) MIN. 5 FT. (GARAGES ALONG ALLEY)
SIDE YARD:	MIN. 5 FT.	MIN. 5 FT.
INTERNAL BUILDING SETBACKS:	N/A	MIN. 20 FT. (SIDE TO SIDE & FRONT TO SIDE) MIN. 60 FT. (FRONT TO FRONT & FRONT TO REAR)
PARKING SETBACK:	MIN. 30 FT.	
BUILDING HEIGHT:	MAX. 40 FT. OR 3 STORIES	MAX. 45 FEET OR 3 STORIES (MIXED USE + APTS.) MAX. 40 FEET OR 3 STORIES (ALL OTHER UNITS)
BUILDING COVERAGE:	MAX. 55% MAX. 80% TOWNHOUSE	MAX. 55% MAX. 80% TOWNHOUSE/ APARTMENT LOT
IMPERVIOUS COVERAGE:	MAX. 70% ALL USES EXCEPT TOWNHOMES MAX. 90% TOWNHOUSE LOT	MAX. 70% OVERALL DEVELOPMENT TRACT
OPEN SPACE / PARKLAND:	MIN. 25% OF TOTAL LAND AREA	MIN. 25% OF TOTAL LAND AREA 32% OF TOTAL LAND AREA (19.5 AC. APPX.)
BUILDING TYPES:	MIN. 60% OF PRINCIPAL RESIDENTIAL BLDGS. HAVE FRONT DOOR ACCESSING UNENCLOSED PORCH OF 6FT. X 9FT.	MIN. 60% OF SINGLES AND TOWNHOUSES HAVE FRONT DOOR ACCESSING UNENCLOSED PORCH OF 40 SF
LAND USE %:	MAX. 12% OF TOTAL LAND AREA OF TND FOR COMMERCIAL USES AND ASSOCIATED PARKING	MAX. 12% OF TOTAL LAND AREA OF TND FOR COMMERCIAL USES AND ASSOCIATED PARKING
RETAIL SF:	MAX. 5,000 SF FLOOR AREA PER ESTABLISHMENT	MAX. 5,000 SF FLOOR AREA PER ESTABLISHMENT
RESTAURANT SF:	MAX. 6,000 SF FLOOR AREA	MAX. 6,000 SF FLOOR AREA
PARKING:		
DWELLING UNIT	2 SPACES PER DWELLING UNIT SINGLE FAMILY - 2 * 75 = 150 SPACES TOWNHOUSES - 2 * 144 = 288 SPACES APARTMENTS - 2 * 136 = 272 SPACES ADA STALLS REQUIRED - 7	150 SPACES 336 SPACES 272 SPACES 10 ADA SPACES
RESTAURANT	1 SPACE PER 4 SEATS + 1 SPACE PER 1.2 EMPLOYEES 1 SPACE PER 200 SF OF FLOOR AREA FOR CUSTOMERS 42,000 SF/200 SF = 210 SPACES ADA STALLS REQUIRED - 7	210 SPACES 10 ADA SPACES
TOTAL SPACES REQUIRED = 881 (#920-39 SHARED)		TOTAL SPACES PROVIDED = 892 TOTAL ADA SPACES PROVIDED = 20

TOTAL PARKING SPACES REQUIRED: 353 (353 PROVIDED)
1 SPACE PER 200 SF COMMERCIAL + 2 SPACES PER UNIT (10% SHARED REDUCTION)