



5.53
ACRES+/-

LEGEND

- WATER LINE
- GAS LINE
- EDGE OF PAVEMENT
- CONCRETE MONUMENT
- WATER METER
- EXISTING IRON PIN
- GRATE INLET
- GAS VALVE
- SSMH
- CAPPED 1/2" REBAR (CA-497-LS)
- WATER VALVE
- SEWER LINE
- FIRE HYDRANT
- CENTER LINE
- POWER POLE
- GUY WIRE

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

CITY OF BOAZ, ALABAMA

PER TABLE 3-2: AREA AND DIMENSIONAL
REQUIREMENTS, RESIDENTIAL DISTRICTS

R-3 AND R-4
SINGLE FAMILY ATTACHED

MINIMUM YARDS (FT)

FRONT:

PRIMARY 20'
SECONDARY 15'

REAR: 20'

SIDE: 0'

MIN. LOT AREA (SF) OR MAX.

DENSITY (DU/AC): 10 DU/AC

MIN. LOT WIDTH (FT): 20'

MAX. HEIGHT: 35'

MAX. LOT COVERAGE (STRUCTURES): 60%

MINIMUM LIVING AREA (SF): 900 SF

1. SINGLE-FAMILY DWELLINGS MUST BE SET BACK
AT LEAST EIGHT FEET FROM ONE SIDE LOT LINE
AND MAY EXTEND TO THE OTHER SIDE LOT LINE.
AN EASEMENT MUST BE PROVIDED ON THE ZERO
LOT LINE FOR MAINTENANCE ACCESS TO THE
DWELLING ON THE ADJOINING LOT. DWELLINGS
MUST BE SEPARATED FROM STRUCTURES ON
ADJOINING LOTS, OR OTHERWISE DESIGNED FOR
FIRE SEPARATION PURPOSES IN ACCORDANCE WITH
BUILDING AND FIRE CODES.

2. BUILDING GROUPS MUST BE SEPARATED BY AT
LEAST 20 FT.

3. 6,000 SF FOR THE FIRST DWELLING UNIT PLUS
1,500 SF PER ADDITIONAL UNIT.

SEAL	REVISED
PRELIMINARY NOT FOR CONSTRUCTION	
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ARCH SITE PLAN #1 - BASSETT	
NEW TOWNHOMES DR. TONY CATANZARO BOAZ, ALABAMA	
SHEET A0	PROJECT STATUS FINAL DRAWN 23-XX CHECKED CJD DATE 1/26/23