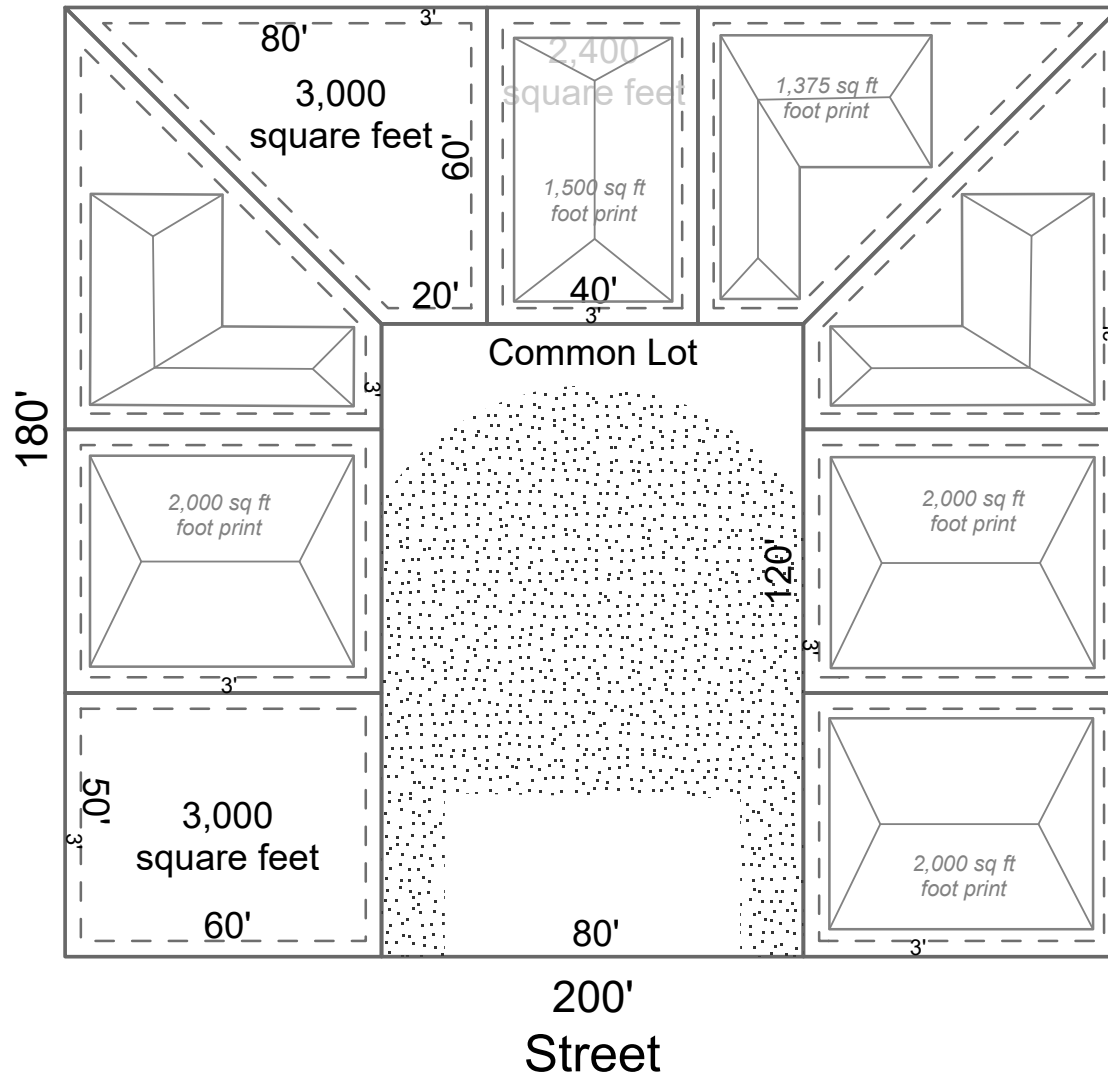


Common Parking Lot Concept



The common parking lot concept creates a commonly owned area and requires a HOA for maintenance. Density and lot coverage are greatly increased. Nine dwellings are built where 7 could regularly be built in an R4 zone.

The common area may be designed to provide significant off-street parking. Potentially 20 spaces could be provided. The common area also provides open space/recreational opportunities.