

ZONING ANALYSIS

DISTRICT: PLANNED RESIDENTIAL DEVELOPMENT (PRD)

ZONING REQUIREMENT	REQUIRED	PROPOSED	COMPLIANCE OR VARIANCE
MIN. LOT SIZE	48,000 SF (12,000X4)	77,512 SF +/-	COMPLIANCE
MIN. LOT FRONTAGE	100'	74.7' +/-	FINDING
MIN. LOT DEPTH	100'	430.4' +/-	COMPLIANCE
MIN. LOT WIDTH	100'	214.1' +/-	COMPLIANCE
SETBACK			
MIN. FRONT YARD	25'	52.4'	COMPLIANCE
MIN. SIDE YARD (LEFT)	25'	40'	COMPLIANCE
MIN. SIDE YARD (RIGHT)	25'	37'	COMPLIANCE
MIN. REAR YARD	25'	31.3'	COMPLIANCE
MIN. PORCH TO SIDEWALK SETBACK	10'	4.6'	VARIANCE
MIN. SEPARATION BETWEEN STRUCTURES	14'	15'	COMPLIANCE
MAX. HIGH OF FENCING TO DELINEATE AN EXCLUSIVE USE AREA	3'	3'	COMPLIANCE
MAX. LOT COVERAGE	40%	59%	VARIANCE
MIN. PARKING SPACE	UNIT PARKING: 2 / UNIT VISITOR PARKING: 1 / 5UNITS	UNIT PARKING: 2 / UNIT VISITOR PARKING: 2.8 / 5UNITS	COMPLIANCE
MAX. UNIT SIZE	1,100 SF	1,254 SF	VARIANCE
MAX BUILDING HEIGHT	18' (THE VERTICAL DISTANCE FROM THE ESTABLISHED GRADE TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE FOR GABLED ROOF.	17'	COMPLIANCE
MAX. NUMBER OF STORY	1.5 STORIES	1.5 STORIES	COMPLIANCE
MAX. PITCHED ROOF HIGH	23'	22.5'	COMPLIANCE
MIN. PRIVATE OPEN SPACE	500 SF / UNIT	1,642 SF +/- / UNIT	COMPLIANCE