



HOMES BY DEVIN LLOYD

Preliminary Site and Building Program

Two 12-Unit Apartment Buildings — All Two-Bedroom Units

Project summary

Item	Proposed
Number of buildings	2
Units per building	12
Total dwelling units	24
Unit type	All two-bedroom
Gross site area	Approximately 108,576 SF
Gross acreage	Approximately 2.493 acres
Proposed density	9.63 dwelling units/acre
Zoning district	MR-10

The boundary courses close accurately. The calculated parcel area is approximately **108,576 square feet**, or **2.493 acres**.

1. Zoning feasibility

Maximum density

The MR-10 district allows a maximum gross density of:

10 dwelling units per gross acre

Calculation:

2.493 acres × 10 DU/acre = 24.93 dwelling units

The site can therefore support a maximum of **24 whole dwelling units**, subject to confirmation of gross acreage and any excluded land.

Your proposal:

24 units ÷ 2.493 acres = 9.63 DU/acre

The project fits within the density limit, but it is close to the maximum allowable density.

Minimum lot area per unit

Required:

4,350 SF per dwelling unit

Proposed:

108,576 SF ÷ 24 units = 4,524 SF per dwelling unit

Approximate zoning margin:

4,524 – 4,350 = 174 SF per unit

Any right-of-way dedication, parcel split, excluded wetland, access outlet or reduction in qualifying gross acreage could affect the 24-unit yield.

Land-use approval

The documents classify apartment buildings containing five to 24 units as a **conditional use**. Each proposed 12-unit building would likely require conditional-use approval.

2. Recommended residential program

Building configuration

The most efficient starting concept is:

- Two stories
- Six units per floor
- Twelve units per building
- Double-loaded interior corridor
- Two enclosed exit stairs per building
- Central or end building entrance
- No basement assumed

- Slab-on-grade or shallow foundation, subject to soils and climate design
- Maximum building height maintained below 35 feet

Preliminary building size

A workable preliminary range for each building is:

Component	Per building
Net unit area	10,800–12,000 SF
Common/circulation/support area	2,700–3,500 SF
Gross building area	13,500–15,500 SF
Gross area per floor	6,750–7,750 SF
Approximate footprint	6,750–7,750 SF

Recommended test-fit footprint:

Approximately 130' × 56' = 7,280 SF

For both buildings:

- Combined footprint: approximately **14,560 SF**
- Combined gross building area: approximately **29,120 SF**

Building coverage:

$14,560 \div 108,576 = \text{approximately } 13.4\%$

This remains well below the 40% maximum building coverage.

3. Two-bedroom unit program

A practical unit size is approximately **900–1,000 net SF**.

Typical unit target

Space	Recommended area
Living room	180–220 SF
Kitchen	100–130 SF

Space	Recommended area
Dining area	70–90 SF
Primary bedroom	140–165 SF
Bedroom 2	110–135 SF
Primary closet	25–40 SF
Secondary closet	15–25 SF
Bathroom	45–65 SF
Laundry/mechanical	25–40 SF
Entry/hall/storage	90–120 SF
Net unit total	900–1,000 SF

A recommended standard unit would be approximately:

- **950 net SF**
- Two bedrooms
- One or two bathrooms
- In-unit laundry
- Mechanical closet
- Pantry
- Coat and linen storage
- Optional patio or balcony

Project residential area

At approximately 950 net SF per unit:

$$24 \text{ units} \times 950 \text{ SF} = 22,800 \text{ net residential SF}$$

Allowing approximately 22%–28% for corridors, stairs, walls, utility rooms and common areas:

Total project gross building area: approximately 28,000–31,000 SF

4. Parking requirement

The ordinance requires:

Two spaces per two-bedroom unit

Calculation:

24 two-bedroom units × 2 spaces = 48 required spaces

Recommended parking supply

Provide:

- **48 zoning-required spaces**
- Preferably **50–52 total spaces** if the site layout and landscape ratio permit
- Required accessible parking included within the total
- At least one van-accessible space
- Visitor spaces identified where desired
- Optional electric-vehicle-ready spaces

A strong preliminary program is:

Parking type	Quantity
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Standard resident spaces	44–46
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Accessible spaces	2
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Visitor/overflow spaces	4
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Recommended total	50–52
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The precise accessible-space count and distribution must be verified under the applicable accessibility regulations. Accessible parking should be distributed between the two buildings.

Preliminary parking dimensions

Use as a schematic starting point:

- Standard stall: **9' × 18'**
- Two-way aisle: **24'**
- Ninety-degree parking

- Accessible stall and access aisle dimensions per applicable code
 - Parking pavement at least 10 feet from the street
 - Parking pavement at least 3 feet from side and rear property lines
 - Landscape islands at parking-row ends
 - Pedestrian walkways separated from vehicle circulation where practical
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5. Preliminary site-area allocation

A workable initial site budget is:

Site component	Preliminary target
Two building footprints	14,000–15,500 SF
Parking and drive aisles	30,000–34,000 SF
Sidewalks, patios and service pads	3,500–5,000 SF
Stormwater reserve	7,000–12,000 SF
Landscaped/pervious area	55,000–60,000 SF
Total site	Approximately 108,576 SF

The zoning ordinance requires at least:

108,576 SF × 50% = 54,288 SF of landscape surface

Target at least **56,000–60,000 SF** of qualifying landscape surface to maintain a margin above the minimum.

6. Recommended site organization

Assuming the south boundary is the public street frontage, use the following arrangement.

South frontage

- Primary two-way driveway entrance
- Monument sign
- Street trees and frontage landscaping

- Pedestrian connection to the public sidewalk
- Building A placed behind the required front setback
- Limited visitor parking near the entrance

Central site area

- Shared parking field
- Accessible parking adjacent to both buildings
- Main internal drive
- Protected pedestrian route
- Mail and package kiosk
- Bicycle racks
- Refuse and recycling enclosure
- Landscape islands and shade trees

Wider north end

- Building B
- Resident open space
- Playground or family recreation area
- Picnic shelter or seating area
- Stormwater management area
- Landscape buffer along adjoining residential property

Because the parcel widens from approximately 331 feet at the south to 476 feet at the north, the north portion provides the greatest flexibility for the second building, open space and stormwater.

7. Recommended building arrangement

Preferred concept: north–south sequence

Place:

- Building A toward the south-central portion
- Building B toward the north-central portion

- Shared parking between and alongside the buildings
- Main drive entering from the south
- Open space toward the wider northwest or north side
- Stormwater facility at the actual low point determined by the survey

Recommended building-to-building distance:

- Code minimum: **20 feet**
- Design target: **40–60 feet**

The greater separation improves:

- Privacy
- Daylight
- Fire access
- Snow storage
- Resident open space
- Building identity
- Headlight control

8. Setback program

The south property line is the front lot line:

Setback item	Requirement or design target
Front setback	25'
Front setback at 100'+ mapped ROW	40'
Rear setback	25'
Individual side setback	10% lot width; minimum 8', maximum required 14'
Total side setbacks	50' total , based on attached ordinance language

Setback item	Requirement or design target
Building separation	20' minimum
Recommended building separation	40'–60'
Accessory structure side/rear	3'
Accessory structure from alley	10'
Paved surface from street	10'
Paved surface from side/rear	3'

Confirm with the zoning administrator how the 50-foot combined side-yard provision is applied to this irregular parcel.

9. Building common-area program

Each 12-unit building should include:

Space	Approximate area
Entrance vestibule/lobby	150–250 SF
Double-loaded corridor	800–1,100 SF total
Two enclosed stairs	450–600 SF total
Electrical room	75–120 SF
Water/fire service room	80–150 SF
Mechanical room	100–180 SF
Janitor closet	30–50 SF
Interior mail/package area, if not centralized	80–150 SF
Resident storage, optional	150–300 SF
Elevator, if provided or required	150–250 SF plus machine/control space

The need for an elevator should be resolved early through the building-code and accessibility analysis.

10. Site amenities

For a 24-unit family-oriented two-bedroom development, program:

- Central landscaped lawn
- Small playground
- Covered picnic pavilion
- Benches and shaded seating
- Bicycle parking for approximately 12–16 bicycles
- Dog-waste stations
- Mail and package kiosk
- Pedestrian-scale lighting
- Optional grills
- Optional community garden
- Snow-storage area
- Secure refuse and recycling enclosure

Locate active recreation away from ground-floor bedroom windows and neighboring residences.

11. Landscaping calculations

Street frontage

Assuming the 330.81-foot south side is the street frontage:

$330.81 \div 100 \times 50$ points = approximately 166 points

The attached landscaping schedule indicates:

- No shrubs for street-frontage points
- Minimum 50% of points from climax/tall trees
- Approximately 30% of medium trees
- Plantings generally within 10 feet of the public right-of-way

Building-foundation landscaping

Assuming each building is approximately 130' × 56':

Perimeter per building:

$$130 + 130 + 56 + 56 = 372 \text{ LF}$$

Points per building:

$$372 \div 100 \times 50 = 186 \text{ points}$$

For two buildings:

Approximately 372 foundation-landscaping points

Paved-area landscaping

Using 50 spaces:

$$50 \div 20 \times 100 = 250 \text{ points}$$

The parking area square-foot calculation must also be made:

100 points per 10,000 SF of parking area

Use whichever calculation results in the greater requirement.

Developed-lot landscaping

Assuming a 14,560-SF combined footprint:

$$14.56 \times 20 = \text{approximately } 292 \text{ points}$$

The final landscape plan should include a point schedule showing species, size, quantity, category and point value.

12. Stormwater and civil program

Reserve space and show:

- Existing and proposed contours
- Finished-floor elevations
- Spot grades
- Drainage arrows
- Catch basins and storm sewer

- Roof-drain routing
- Detention or infiltration facility
- Emergency overflow route
- Erosion-control measures
- Snow-storage areas
- Utility easements
- Fire hydrants
- Fire apparatus circulation

The detention area should not be permanently assigned until the topographic survey establishes the low point and discharge route.

13. Preliminary zoning-data table

Site standard	Required	Proposed
Site area	13,100 SF minimum	108,576 SF
Gross acreage	—	2.493 acres
Buildings	—	2
Units per building	Conditional-use apartment	12
Total units	10 DU/acre maximum	24
Proposed density	10 DU/acre maximum	9.63 DU/acre
Lot area per unit	4,350 SF minimum	4,524 SF/DU
Unit type	—	24 two-bedroom units
Parking ratio	2 per two-bedroom unit	48 minimum
Recommended parking	—	50–52 spaces
Building height	35' maximum	Target 28'–34'
Building coverage	40% maximum	Approximately 13%–15%

Site standard	Required	Proposed
Landscape surface	50% minimum	Target 52%–56%
Front setback	25' or 40'	To be confirmed
Rear setback	25'	25' minimum
Building separation	20' minimum	Target 40'–60'
Street frontage	50' minimum	330.81' assumed
Lot width	100' minimum	Exceeds 100'

Recommended first test-fit

Start your schematic plan with:

- **Two 130' × 56' two-story buildings**
 - Six two-bedroom units per floor
 - Twelve units per building
 - Twenty-four units total
 - Approximately 950 net SF per unit
 - Approximately 14,500 SF combined building footprint
- **50 parking spaces**
 - One 24-foot-wide primary drive from the south
 - Forty- to sixty-foot separation between buildings
 - Shared central parking and pedestrian court
 - Playground and resident open space toward the wider north end
 - Approximately 8,000–12,000 SF reserved for stormwater
 - Minimum 54,288 SF qualifying landscape surface
 - Conditional-use approval identified as an early project milestone