

ZONING & PARKING REQUIREMENTS			
LOT, SUBDIVISION			
ZONE:	CVR-1		
BUILDING USE:	CONDOMINIUMS		
SETBACKS	YARD	DISTANCE	
	FRONT	30 FT.	
	REAR	20 FT.	
	SIDE	20 FT.	
MAX. BLDG. HT.		25 FT.	
COVERAGE:			
	AREA	% REQ.	% OF LOT
LOT AREA	3.2 ACRES		
BUILDING	54,003 SQ. FT. (FOOTPRINT)		38%
LANDSCAPING	79,454 SQ. FT.	20% MIN.	57%
PAVING	7,109 SQ. FT.		5%
PARKING MATRIX			
USE	RATIO	REQ. STALLS	
RESIDENTIAL	1 ¾ SPACES PER UNIT (54 UNITS)	95	
OFFICE	1 SPACE PER 2 EMPLOYEES PLUS 4 FOR CLIENT USE	7	
GUEST PARKING		5	
STALLS REQUIRED		102	
STALLS PROVIDED		112	