



ZONING INFORMATION

ZONING: R1 (RESIDENTIAL)

MAXIMUM HEIGHT ALLOWED: THIRTY-FIVE (35) FEET AND NOT OVER TWO AND ONE-HALF (2-1/2) STORIES

SQUARE FOOTAGE PER STORY ALLOWED: MORE THAN TWO STORY SHALL BE NOT LESS THAN 1,450 SQ. FT. AREA AT GROUND FLOOR

BUILDING USE: (R) RESIDENTIAL

LOT SIZE REQUIRED: NOT LESS THAN TEN THOUSAND (10,000) SQ. FT.

LOT SIZE ACTUAL: 8,335 SQ. FT.

LOT WIDTH REQUIRED: NOT LESS THAN SEVENTY-FIVE (75) SQ. FT.

LOT WIDTH ACTUAL: 57.33 LINEAR FEET

LOT COVERAGE ALLOWED: NOT MORE THAN FORTY (40) PERCENT (3,334 SQ. FT.)

LOT COVERAGE PROPOSED: APPROXIMATELY FORTY-FIVE (45) PERCENT

TOTAL AREA:

BUILDING	2,098 SQ. FT.
PATIO	640 SQ. FT.
EXIST. SHED	204 SQ. FT.
DRIVE/WALKS	717 SQ. FT.
APPROXIMATE TOTAL	3,659 SQ. FT. = 44 PERCENT

SETBACKS REQUIRED:

FRONT = 30'-0"
SIDE EXTERIOR (CORNER LOT) = 10'-0"
SIDE EXTERIOR (REVERSE CORNER LOT) = 15'-0"
SIDE INTERIOR (CORNER LOT) = 6'-0" ON LOTS LESS THAN 60'-0"
REAR = 30'-0"

HABITABLE AREA: FIRST FLOOR 1,554 SQ. FT. (NOT INCLUDING GARAGE)
SECOND FLOOR 1,331 SQ. FT. (NOT INCLUDING ALL OF UPPER GARAGE)
APPROXIMATE TOTAL 2,881 SQ. FT.

South Smith Boulevard