



**SITE AREA**  
36,014 SF / 0.83 ac (100%)

**OPEN SPACE (UNUSABLE)**  
PAVED: 4,555 SF / .11 ac  
TOTAL: 4,555 SF / .11 ac (12.6%)

**OPEN SPACE (USABLE)**  
GREEN: 12,135 SF / .28 ac  
PAVED: 2,660 SF / .06 ac  
TOTAL: 14,795 SF / .34 ac (41.1%)

**OPEN SPACE (TOTAL)**  
19,350 SF / .44 ac (53.7%)

**ZONING OVERVIEW**

SINGLE RESIDENCE 15	ALLOWABLE/REQ'D	PROPOSED	COMPLIANCE
MAXIMUM BUILDING HEIGHT	45'-0"	58'-7"	NO
MINIMUM LOT SIZE	15,000 SF	36,014 SF	YES
MINIMUM OPEN SPACE	20%	53%	YES
MINIMUM LOT FRONTAGE	60'-0"	72'-3"	YES
MINIMUM FRONT YARD WIDTH	60'-0"	72'-3"	YES
MINIMUM FRONT YARD DEPTH	30'-0"	20'-0"	NO
MINIMUM SIDE YARD	20'-0"	5'-0"	NO
MINIMUM REAR YARD	20'-0"	5'-0"	NO

