

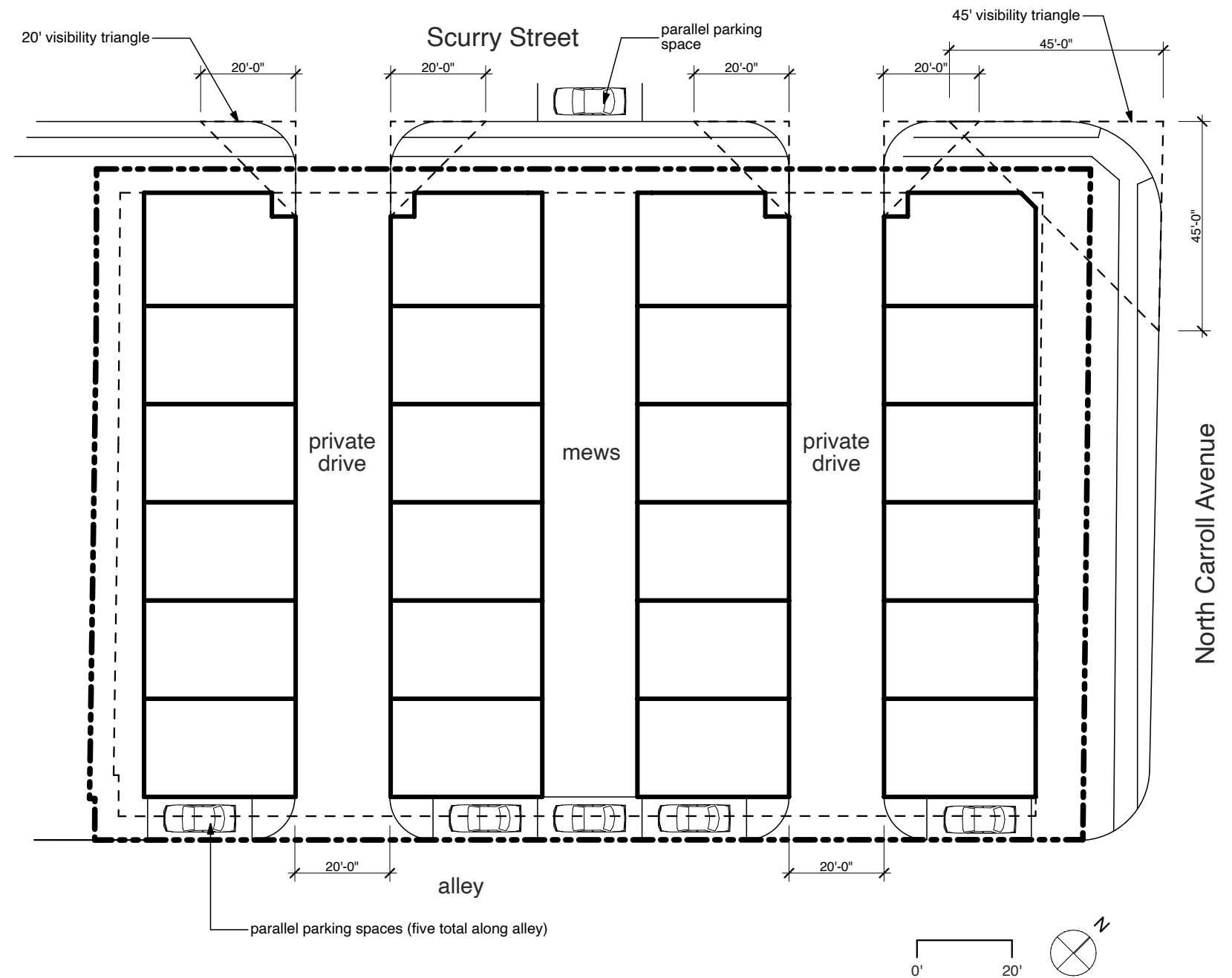
**SITE DATA TABLE**

TOTAL SITE AREA	0.68 acres
LAND USE	Residential
MAX DENSITY	24 units maximum
BUILDING HEIGHT	45 FT
LOT COVERAGE	80%

MINIMUM SETBACKS	
FRONT YARD	5 feet on Scurry St. 10 feet on N. Carroll Ave.
SIDE YARD	5 feet
REAR YARD	10 feet
ALLOWED ENCROACHMENTS	5 feet

PARKING	
PARKING	1 space / bedroom, maximum 2 spaces / unit
GUEST PARKING	0.25 spaces / unit

OPEN SPACE	
MIN OPEN SPACE	10%



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**Development Plan - 1423 North Carroll Avenue**

25 August 2021

Not for regulatory approval,  
permitting, or construction.  
Issued under the authority of  
Robert L. Meckfessel, FAIA.



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