

**LEGEND**

ACREAGE: 3.88 Acres

FRONT YARD: 15'-0" minimum  
 SIDE / REAR YARD: 20'-0" minimum

DENSITY: 240 maximum dwelling units.

SIDEWALK: 6'-0" minimum unobstructed sidewalk to be located between building line and a minimum of 5'-0" from back of curb along Douglas Avenue and Wycliff Avenue.

8'-0" minimum unobstructed sidewalk to be located between building line and a minimum of 5'-0" from back of curb along Cedar Springs Road.

HEIGHT:  
 Multifamily: 4 stories and 48'-0" maximum.

Garage: 5 stories and 48'-0" maximum to the top level of the parking surface.

Multifamily & Garage: An additional 12'-0" for any architectural element, mechanical equipment, elevator overruns and/or screening walls.

LOT COVERAGE: 60% Maximum for all structures excluding parking structures.  
 70% maximum for all structures.

PARKING: 2 spaces per unit  
 (1.75 resident + .25 visitor / unassigned)

