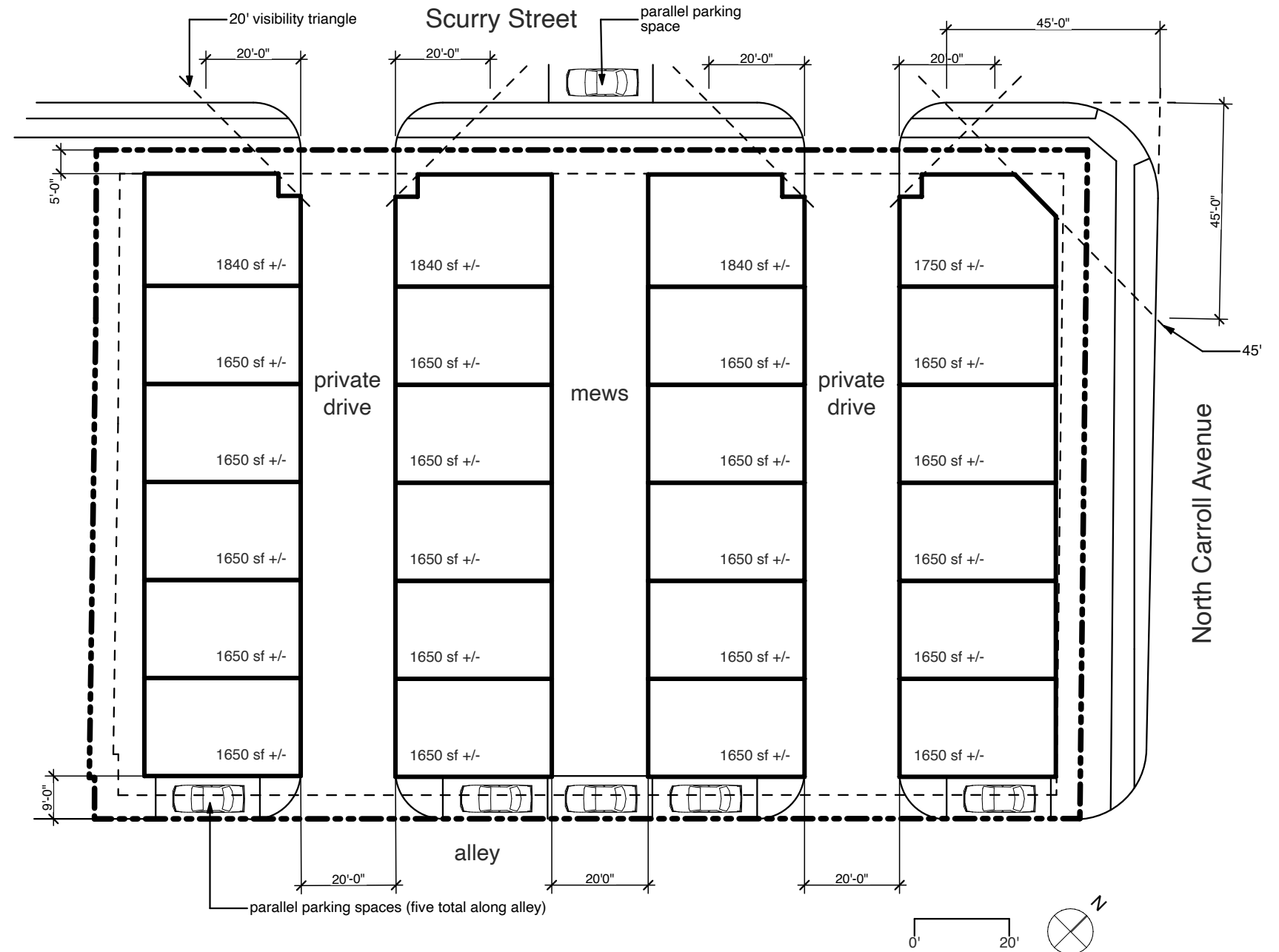


CONTEXT PLAN

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
SIDE YARD	5 feet
REAR YARD	5 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

21 July 2021

Not for regulatory approval, permitting, or construction. Issued under the authority of Robert L. Meckfessel, FAIA. Z201-271

