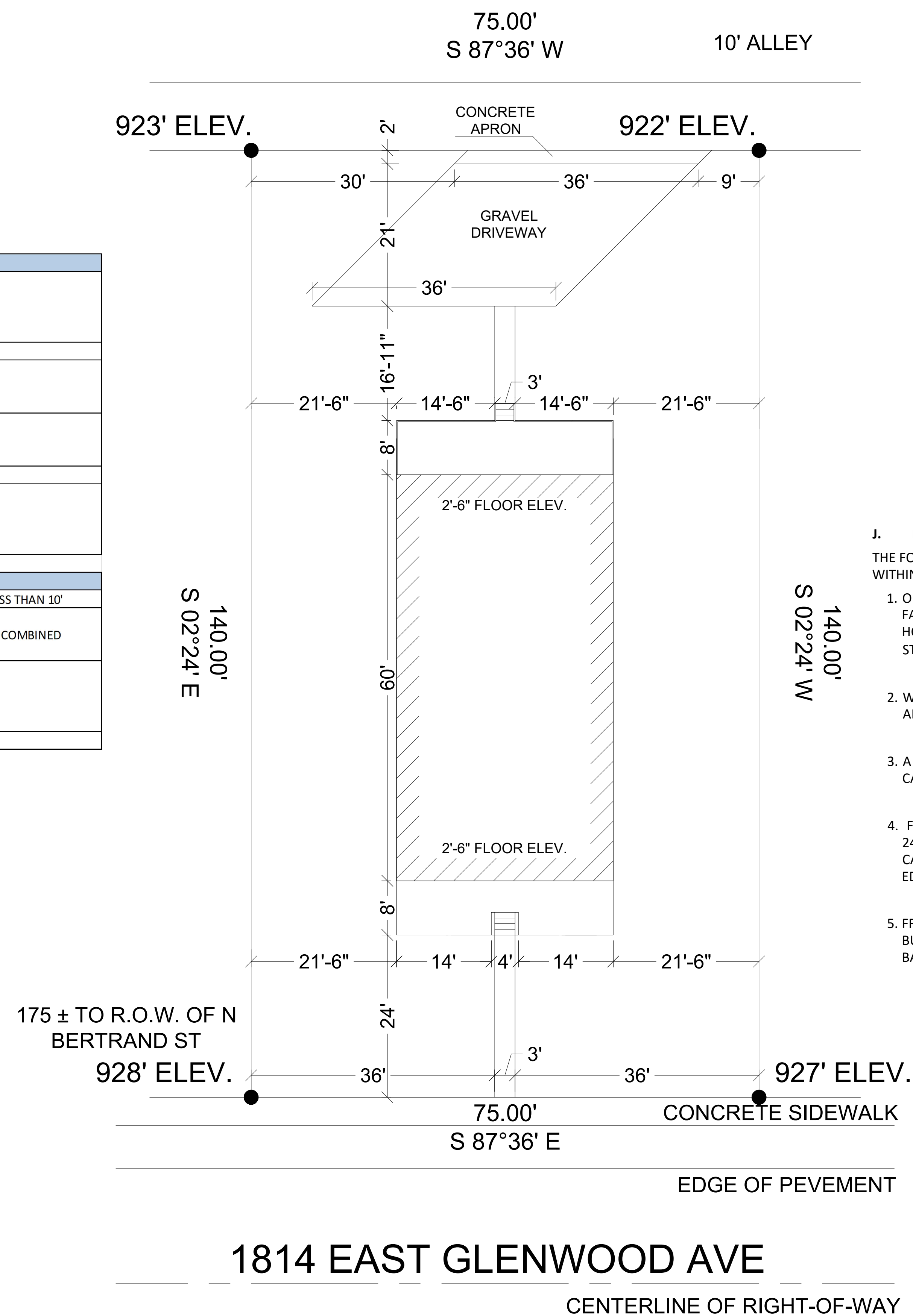


RN-2	
MINIMUM LOT AREA	SF: 5000 SF. 2F: 10000 SF. NONRESIDENTIAL: 10000 SF.
MAXIMUM LOT AREA	N/A
MINIMUM LOT WIDTH	50' NONRESIDENTIAL: 75'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	30%
MAXIMUM IMPERVIOUS SURFACE	40% NONRESIDENTIAL: 50%

SETBACKS	
MINIMUM FRONT SETBACK	20', OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS; IN NO CASE LESS THAN 10'
MINIMUM INTERIOR SIDE SETBACK	5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COMBINED NONRESIDENTIAL: 20% OF LOT WIDTH
MINIMUM CORNER SIDE SETBACK	12' NONRESIDENTIAL: 20'
MINIMUM REAR SIDE SETBACK	25'

PROPOSED BUILDING COVERAGE: 1920 SF. / 18%
 PROPOSED IMPERVIOUS COVERAGE: 3791 SF. / 36%



J. DWELLING - TWO-FAMILY

THE FOLLOWING STANDARDS APPLY ONLY TO NEW CONSTRUCTION. IF A TWO-FAMILY STRUCTURE IS LOCATED WITHIN A NC OR IH OVERLAY DISTRICT, THE FOLLOWING STANDARDS DO NOT APPLY.

1. ON LOTS LESS THAN ONE ACRE IN LOT AREA, A DWELLING MUST HAVE A PRIMARY ENTRANCE FROM A FADE FACING THE STREET. THE FRONT ENTRY MUST BE A DOMINANT FEATURE ON THE FRONT ELEVATION OF A HOME AND AN INTEGRAL PART OF THE STRUCTURE, USING FEATURES SUCH AS PORCHES, RAISED STEPS AND STOOPS, AND/OR ROOF OVERHANGS."
2. WINDOWS, ENTRANCES, PORCHES, OR OTHER ARCHITECTURAL FEATURES ARE REQUIRED ON ALL STREET-FACING FACADES TO AVOID THE APPEARANCE OF BLANK WALLS.
3. A 15% MINIMUM TRANSPARENCY REQUIREMENT APPLIES TO ALL STREET-FACING FACADES AND IS CALCULATED ON THE BASIS OF THE ENTIRE AREA OF THE FACADE.
4. FRONT-LOADED ATTACHED GARAGES ARE LIMITED TO 60% OF THE WIDTH OF THE FRONT BUILDING LINE OR 24 FEET WHICHEVER IS GREATER. GARAGE WIDTH IS MEASURED AS THE WIDTH OF A GARAGE DOOR; IN THE CASE OF GARAGES DESIGNED WITH MULTIPLE GARAGE DOORS, THE DISTANCE IS MEASURED BETWEEN THE EDGE OF THE OUTMOST DOORS.
5. FRONT-LOADED ATTACHED GARAGES MUST BE SET BACK A MINIMUM OF FIVE FEET FROM THE FRONT BUILDING FADE LINE. THIS FACADE BUILDING LINE DOES NOT INCLUDE ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS OR PORCHES.

SITE PLAN

SCALE: 3/32" = 1'-0"

5-A-20-SU
 Revised: 4/29/2020

ISSUED

REVISION:

DESIGNED BY:
 CHECKED BY:
 PROJECT NO.:
 COPYRIGHT:

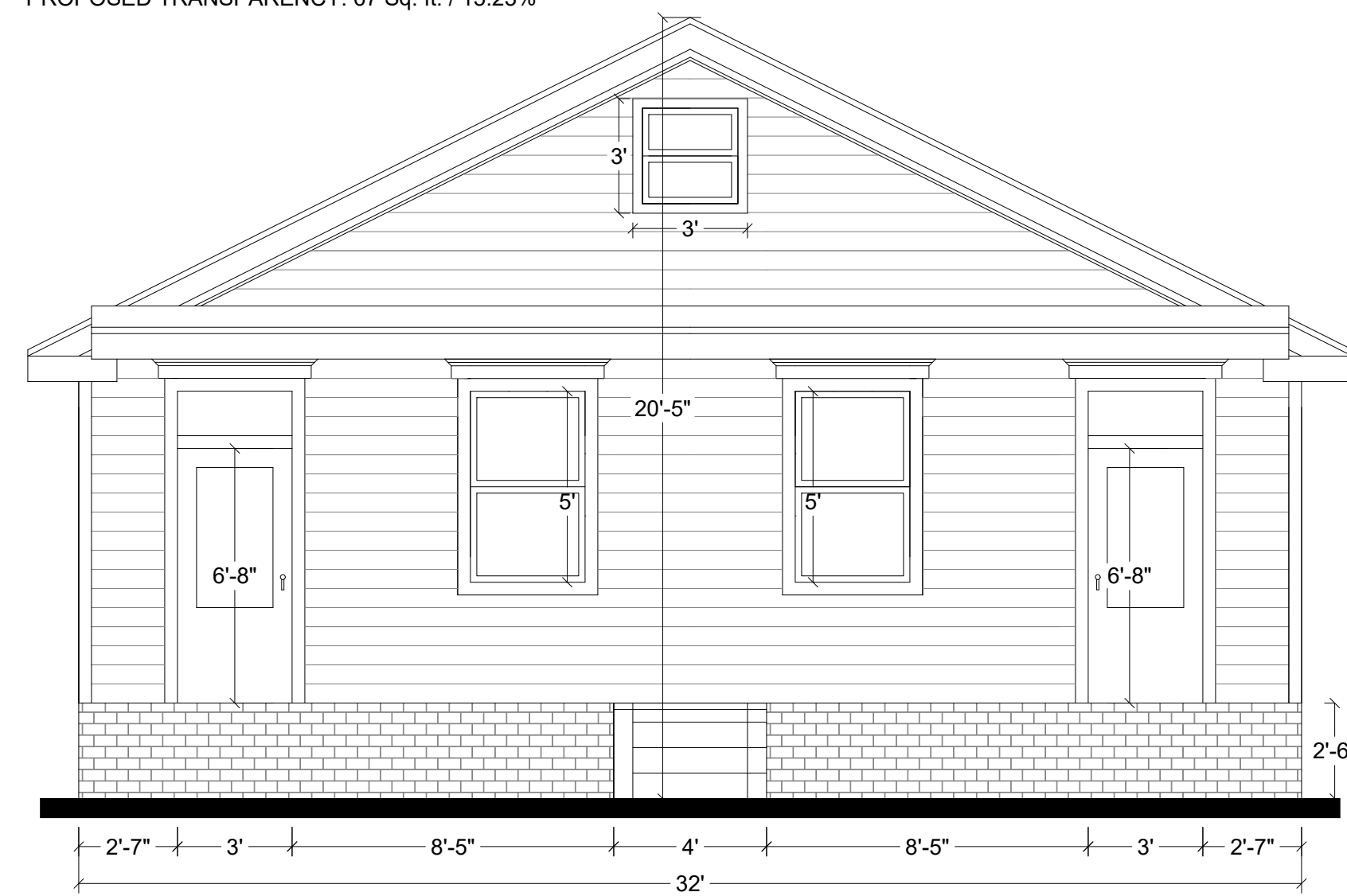
SHEET TITLE

SITE PLAN

DRAWING NO.

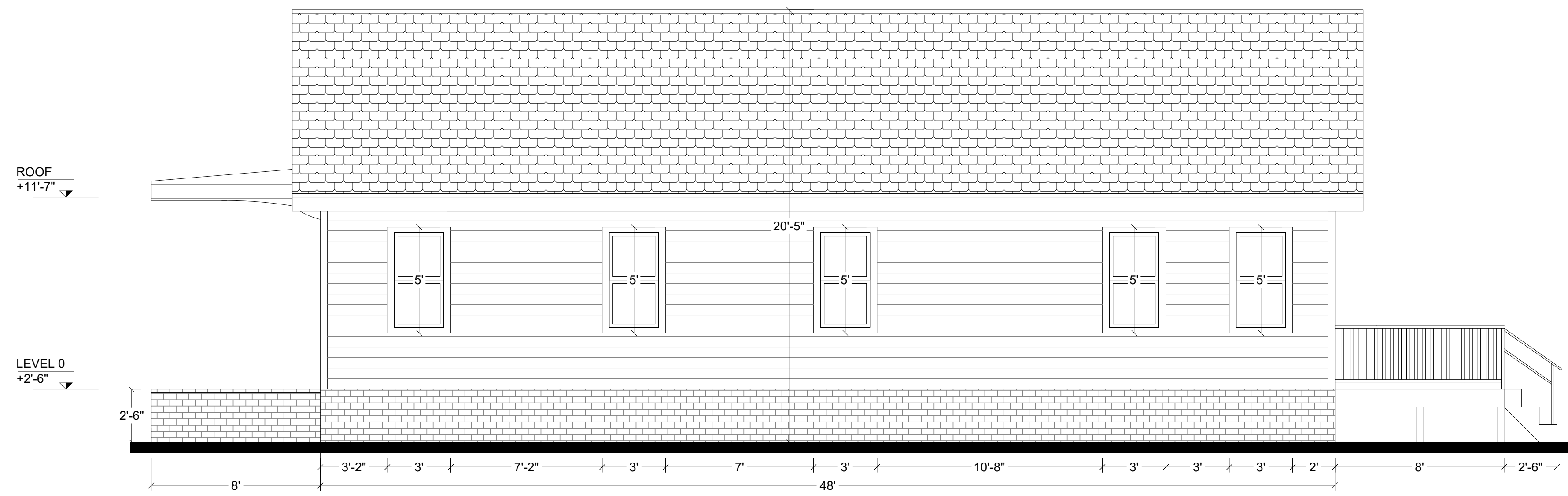
A1

TRANSPARENCY REQUIREMENT: 15%
 TRANSPARENCY: 440 Sq. ft. x 15% = 66 Sq. ft.
 PROPOSED TRANSPARENCY: 67 Sq. ft. / 15.23%



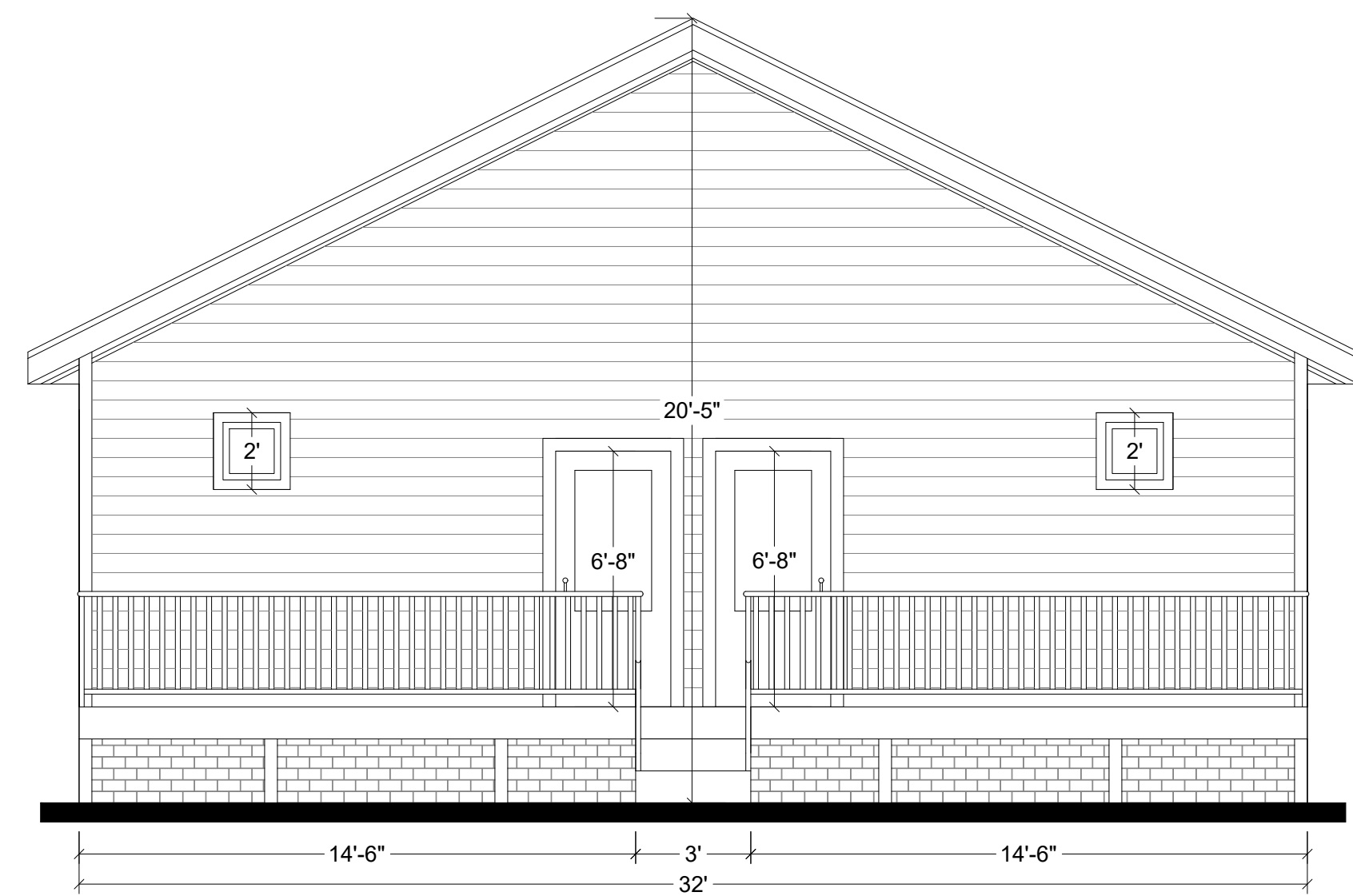
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



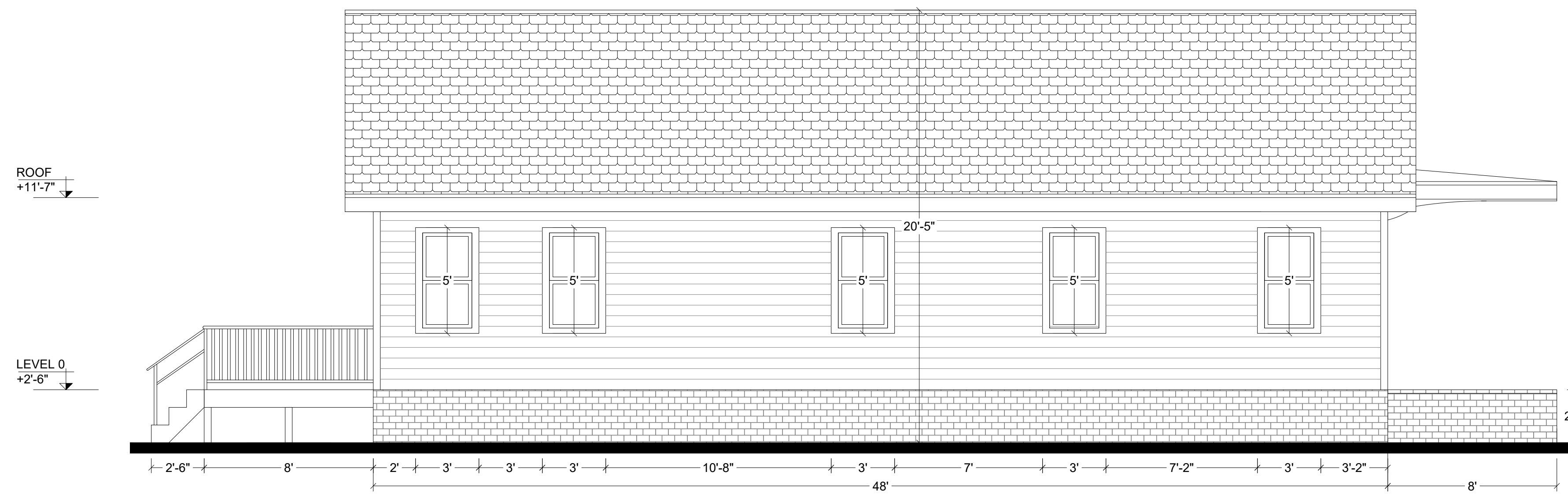
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

5-A-20-SU
 Revised: 4/29/2020

ISSUED

REVISION:

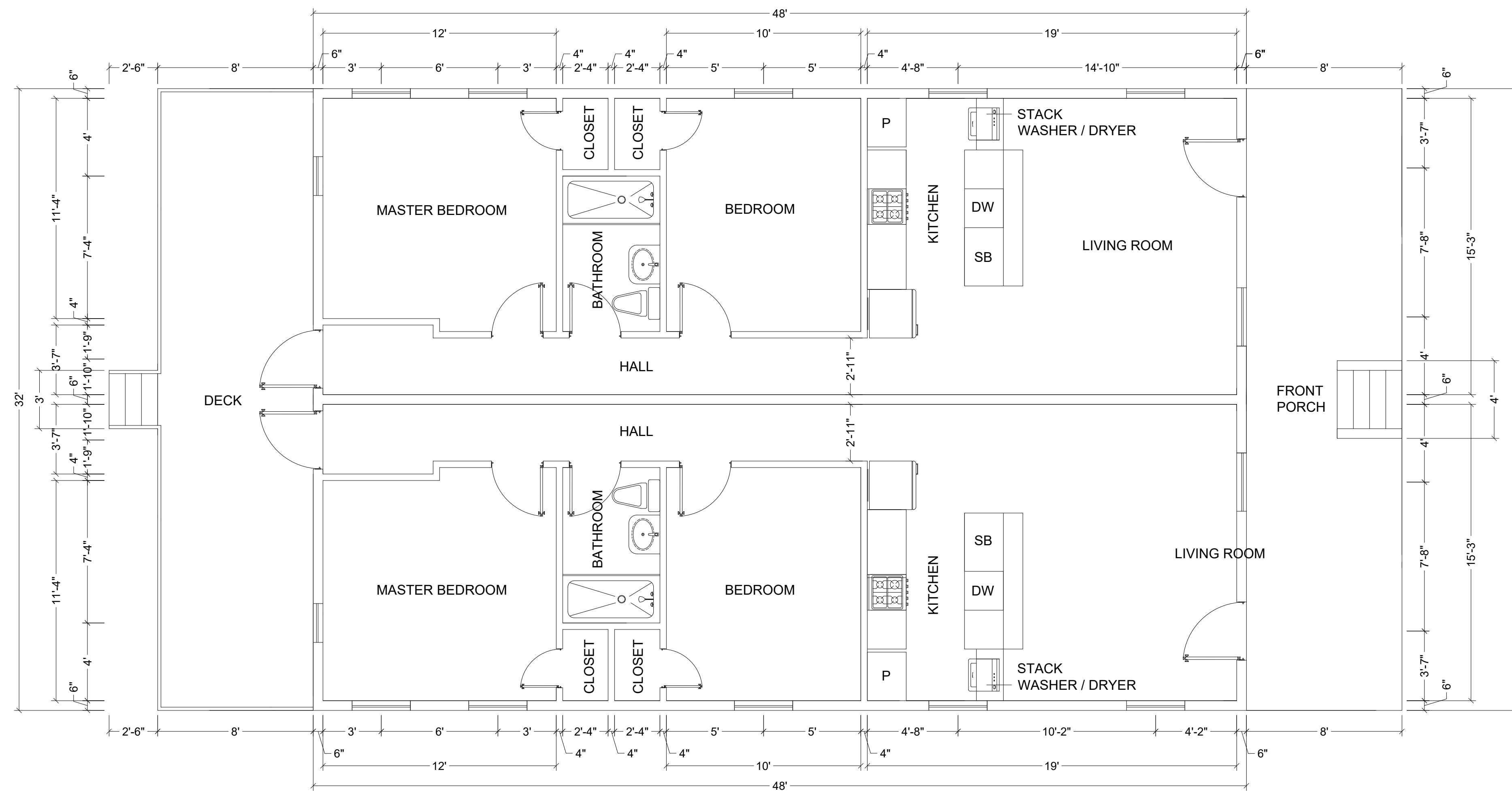
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SHEET TITLE

ELEVATIONS

DRAWING NO.

A2



GROUND FLOOR

SCALE: 1/4" = 1'-0"

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SHEET TITLE
FLOOR PLAN

DRAWING NO.

5-A-20-SU
 Revised: 4/29/2020

A3