## **LAND USE AND ZONING**

PARCEL ID: 14008761 & 14008762

## TWO FAMILY RESIDENTIAL (R2) & GRAND BOULEVARD OVERLAY AREA

CONDITIONAL USE **ZONING REQUIREMENT REQUIRED EXISTING PROPOSED** 7,000 SF 12,417 SF (0.29 AC) 19,090 SF (0.44 AC) MINIMUM FRONT YARD SETBACK 20 FT 3.6 FT (EN) 3.6 FT (EN) MINIMUM SIDE YARD SETBACK I0 FT 0 FT (EN) 0 FT (EN) MINIMUM REAR YARD SETBACK 30 FT 0 FT (EN) 0 FT (EN) I0 FT 1.8 FT (V) N/A

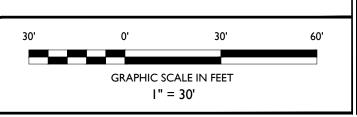
N/A

50-13-182.2 : PARKING AREAS SHALL HAVE A SIDE SETBACK OF AT LEAST 10 FT WIDE SHALL BE PROVIDED ON EACH SIDE

5 FT

- 61-14-221: IN INSTANCES WHERE IT IS NOT PRACTICAL TO PROVIDE A 5-FT LANDSCAPED BUFFER STRIP, A WROUGHT IRON-STYLE ORNAMENTAL FENCE MAY BE ERECTED, SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- **EXISTING NON-CONFORMITY**

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 50-14-231	90° PARKING REQUIREMENT:	9 FT X 20 FT
	9 FT X 20 FT W/ 20 FT AISLES	W/ 20 FT AISLES



5.0 FT

STONEFIE

PROPOSED PARKING FOR EXISTING MULTI-FAMILY DWELLING



NOT APPROVED FOR CONSTRUCTION

DRAWN BY: MA CHECKED BY: MH **SCALE:** (H) | " = 30'

PROJECT ID: DET-220435

**CONCEPT E** 

SHEET:

E-I