



Proposed Zoning: B3-2 Community Shopping District

Lot Area: 6,250 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit construction of a three-story mixed-use building, with retail space at grade and three (3) dwelling units above. The proposed retail unit will contain approximately 3,922 square feet of space at grade. The proposed building will measure 38 feet-0 inches in height. Onsite garage parking for three (3) vehicles will be provided at the rear of the subject lot.

(A) The Project's Floor Area Ratio: 10,562.5 square feet (1.69 FAR)

B) The Project's Density (Minimum Lot Area Per D.U.): 2,083.33 sq. ft. / D.U. (3 proposed dwelling units)

C) The amount of off-street parking: 3 vehicular parking spaces

D) Setbacks:  
a. Front Setback: 0 feet-0 inches  
b. Rear Setback: 30 feet-0 inches  
c. Side Setbacks:  
North: 1 foot-0 inches South: 5 feet-0 inches

(E) Building Height: 38 feet-0 inches

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