

ALL APPLICANTS COMPLETE SECTION J

J. ZONING DISTRICT – R-15

DIMENSIONS

	Zoning Requirement	Present Layout	Proposed Layout	**See Note
1. LOT SIZE (sq. ft.)	15,000 min.	<u>7150</u>	<u>7150</u>	(X)
Frontage	100 min.	<u>71.50</u>	<u>71.50</u>	(X)
Depth	125 min.	<u>100.00</u>	<u>100.00</u>	(X)
2. SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	<u>30.3'</u>	<u>26'-8"</u>	(X)
Rear Yard (ft.)	30 min.	<u>45'-4"</u>	<u>31'-4"</u>	()
Side Yard (#1) (ft.)	15 min.	<u>4.7'</u>	<u>4.7'</u>	(X)
Side Yard (#2) (ft.)	15 min.	<u>24.5'</u>	<u>18'-0"</u>	()
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
Rear Yard (ft.)	10 min.	SEE ATTACHED SHEET		()
Side Yard (ft.)	10 min.			()
* ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3. GROSS BUILDING AREA (GBA) per 186.65**			(1ST) (2ND) (TOTAL)	()
Over 2,700 (sq. ft.) Side yard setbacks increase	20 min.	<u>953 S.F.</u>	<u>1391 SF + 1307 SF=2698 SF</u>	()
Garage faces side yard setback increases to	27 min.			()
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)		<u>953 SF</u>	<u>1391 SF (INCLUDES GARAGE/PORTICO)</u>	
Accessory Structures (sq. ft.)	LIST			
SHED		<u>80 SF</u>	<u>REMOVED</u>	
WOOD DECK		<u>0 SF</u>	<u>309 SF</u>	
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	<u>13.33 %</u>	<u>19.45%</u>	(X)
B. Total Access. Structures (%)	5 max.	<u>1.12%</u>	<u>4.32%</u>	()
C. Total (%) (A & B)	20 max.	<u>14.45%</u>	<u>23.77%</u>	(X)
6. DWELLING AREA (Total sq. ft.)	1,100 min.			()
First Floor		<u>953 SF</u>	<u>1361-245 = 1,116 SF</u>	
Second Floor		<u>0 SF</u>	<u>1307 SF</u>	
7. BUILDING HEIGHT (ft.)	35 max.	<u>16'-10 1/2"</u>	<u>29'-1"</u>	()
Number of stories	2 ½ max.	<u>1 STORY</u>	<u>2 STORY</u>	()
8. IMPERVIOUS COVERAGE (Calculation)				
For lots over 25,000 sq. ft., the maximum allowable impervious coverage shall be 28.5% of the lot area. For lots between 10,000 and 25,000 sq. ft., the maximum allowable impervious coverage shall be equal to 45 divided by the square root of the lot area. Lots less than 10,000 sq. ft., the maximum allowable impervious coverage shall be 45% of the lot area.				
▪ Structures/Buildings	Sq. ft.	<u>1391</u>	<u>Space reserved for calculation</u>	
▪ Driveways (paved or gravel)	Sq. ft.	<u>535</u>		
▪ Patios and/or paved areas	Sq. ft.	<u>0</u>		
▪ Walkways and brick pavers	Sq. ft.	<u>283</u>		
▪ Tennis Court	Sq. ft.	<u>0</u>		
▪ Swimming Pool Water Surface	Sq. ft.	<u>0</u>		
▪ Decks w/o free drainage	Sq. ft.	<u>309</u>		
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	<u>2518</u>	Calculated % = 35.22	()

****GROSS BUILDING AREA** – is defined as the gross building floor area of the buildings on the property. The gross building area shall include all enclosed floor areas on all floors for residences, accessory buildings and garages. The gross building area shall not include open porches, unfinished attics, basements, decks or patios.

****NOTE: MARK (X) WHERE NOT IN CONFORMANCE WITH ZONING**