



**1 SITE PLAN**  
1" = 20'-0"

ZONING CHART			
ZONE: R-10 PARCEL #: 154.60-1-21			
CODE:	REQUIRED:	PROPOSED:	COMPLIES:
MINIMUM LOT AREA (SF)	10,000 SF	22,999 SF +/-	YES
MINIMUM LOT WIDTH & FRONTAGE	100 FT	100 FT	YES
MINIMUM LOT DEPTH (FEET)	100 FT	230 FT +/-	YES
MINIMUM HABITABLE FLOOR AREA (SF)	1,600 SF (2 STORY)	4,392 SF	YES
MAXIMUM HEIGHT			
STORIES:	2.5	2.5	YES
FEET:	35	29.5 +/- (< 35)	YES
MINIMUM YARD (FEET)			
FRONT:	25 FT	25.25 FT	YES
LESSER SIDE:	10 FT	13.92 FT	YES
TWO SIDES:	25 FT	29 FT	YES
REAR:	30 FT	158.6 FT	YES
MAXIMUM COVERAGE (ALL BUILDINGS)	35 %	10.5 %*	YES
OTHER REQUIREMENTS	NOTES 6,11	NOTES 6, 11	YES
MAXIMUM FLOOR AREA RATIO	0.270	0.191 +/-	YES
<div>6 For off-street parking and loading requirements, see Article VIII.</div> <div>11 Every accessory building or structure shall conform in all respects to the minimum front and side yard setbacks applicable to the lot in question and shall not be located closer than six feet to the rear lot line.</div> <div>* COVERAGE CALCULATIONS INCLUDE: BUILDING 2430 SF UPPER DECK AND STAIRS: 715 SF LOWER DECK AND POOL: 520 SF TOTAL: 3665 SF</div>			

