

SITE F - SINGLE FAMILY RESIDENTIAL						
OVERALL BUILDING DATA						
	LOT SIZE	BUILDING FOOTPRINT	# OF STORIES	# OF BEDROOMS	SF BREAKDOWN	
					GARAGE	UNIT SF
LOT 1	14,581 SF					
LOT 2	13,551 SF					
TOTAL						

SITE F - ZONING DATA	
LOT 1 - SINGLE FAMILY RESIDENCE	
ZONING DISTRICT	RS - 7
FLOOD AREA	AE COASTAL FLOODPLAIN
LOT AREA	14,581 SF
LOT WIDTH	
GRADE ELEVATION	5' - 00" NAVD
BASE FLOOD ELEVATION	6' - 00" NAVD
ADJUSTED GRADE (FLOOD + GRADE/2)	5' - 6" NAVD
FREE BOARD	1' - 00"
LOT COVERAGE CALCULATION	
ALLOWED LOT COVERAGE	7,290 SF (50%)
PROPOSED LOT COVERAGE	
MAX BUILT AREA ALLOWED	11,665 SF (80%)
MAX BUILDING FOOTPRINT ALLOWED	5,832 SF (40%)
MAX HEIGHT	30' - 00"
MAX STORIES	2
SETBACKS	
FRONT FIRST LEVEL	25' - 00"
FRONT SECOND LEVEL	20' - 00"
SIDE 1	
SIDE 2 (FACING STREET)	15' - 00"
REAR	20' - 00"

SITE F - ZONING DATA	
LOT 1 - SINGLE FAMILY RESIDENCE	
ZONING DISTRICT	RS - 7
FLOOD AREA	AE COASTAL FLOODPLAIN
LOT AREA	13,551 SF
LOT WIDTH	94
GRADE ELEVATION	5' - 00" NAVD
BASE FLOOD ELEVATION	6' - 00" NAVD
ADJUSTED GRADE (FLOOD + GRADE/2)	5' - 6" NAVD
FREE BOARD	1' - 00"
LOT COVERAGE CALCULATION	
ALLOWED LOT COVERAGE	6,776 SF (50%)
PROPOSED LOT COVERAGE	
MAX BUILT AREA ALLOWED	10,841 SF (80%)
MAX BUILDING FOOTPRINT ALLOWED	5,420 SF (40%)
MAX HEIGHT	30' - 00"
MAX STORIES	2
SETBACKS	
FRONT FIRST LEVEL	25' - 00"
FRONT SECOND LEVEL	20' - 00"
SIDE 1	
SIDE 2 (FACING STREET)	15' - 00"
REAR	20' - 00"



TYPE OF DEVELOPMENT
SINGLE FAMILY DETACHED

NOTE:

TWO SINGLE-FAMILY HOMES PROPOSED ON SITE F WILL BE DESIGNED AT A LATER DATE SUBJECT TO BUILDING PERMIT REVIEW AS IS STANDARD FOR SINGLE-FAMILY HOMES

Rev.	Date

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ZONING PACKAGE

EMERALD HILLS

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DATA SHEET

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