SITE DEVELOPMENT DATA

TAX PARCEL #: 22538151
EXISTING ZONING: R-3
PROPOSED ZONING: UR-2 (CD)
EXISTING USES: VACANT
PROPOSED USES: SINGLE FAMILY ATTACHED
MIN. LOT AREA: 3,000 SF REQ. (+3,000 SF PROPOSED)
MIN. SIDE YARD: 5'
MAX. SETBACK: 14' SETBACK FROM PROPOSED BACK OF CURB
PROVIDENCE CHURCH LANE
20' SETBACK FROM FUTURE BACK OF CURB
PROVIDENCE ROAD
10' REAR YARD
MAX. REAR YARD: 10'
MAX. BUILDING HEIGHT: PER ORDINANCE, NOT TO EXCEED 3 STORIES
(PER TABLE 9.406(2)(A) OF CHARLOTTE CODE)
TREE SAVE AREA: 0.12 AC (15%)
OPEN SPACE AREA: 0.33 AC (40%)