

TABLE_183

42-183 REDUCED LOT SIZE

Urban area
 Collector or local streets
 Single family residential
 No compensating open space provided

LOT SIZE COVERAGE -- URBAN AREA (183)

LOT SIZE AND COVERAGE TABLE				DWELLING UNIT DENSITY TABLE		
Colm A	Colm B	Colm C	Colm D	Colm A	Colm B	Colm C
Lot no.	Lot Size (sf)	Bldg. Coverage (sf)	% Coverage (Colm C/Colm B)	Total no. of Dwellings	Total Gross Acreage (ac)	Total Project Density (Colm A/Colm B)
1	xx	xx	xx	xx	xx	xx
2	xx	xx	xx			
3	xx	xx	xx			

Minimum lot size is 1400 square feet. Percent coverage is not to exceed 60%. If the plat is a replat, solely of a corner lot the percent coverage shall not exceed 75%. Density is not to exceed 27 units per acre. (183)

Add Lot size and coverage table, Dwelling unit density table and plat notes:

- 1) At least 150 square feet of permeable area is required per lot. (no. of lots x 150) s.f. of permeable area shall be provided within the boundary of this subdivision. Reference 42-1 permeable area definition.
- 2) The number of single family residential dwelling units that can be constructed shall not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of this subdivision plat.
- 3) All lots shall have adequate wastewater collection service.