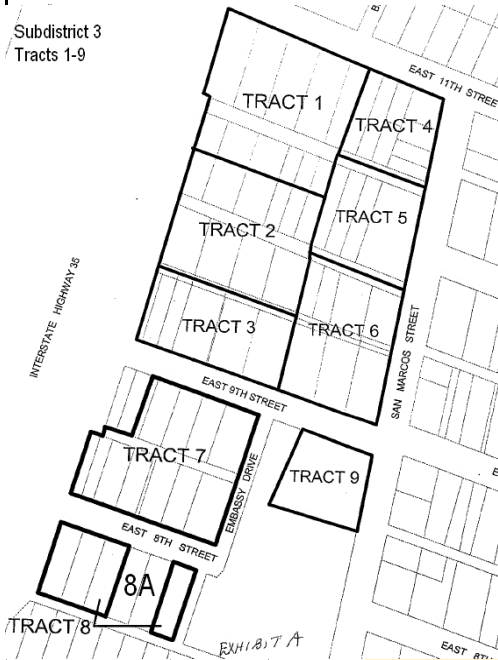


	SUBDISTRICT 1	SUBDISTRICT 2	SUBDISTRICT 3	SUBDISTRICT 4
LOT SIZE AND HEIGHT				
MINIMUM LOT SIZE (square feet)	None	None	50 feet	None
MINIMUM LOT WIDTH	25 feet	25 feet	50 feet	25 feet
MAXIMUM HEIGHT	60 feet	40 feet	Tract 1: 200 feet Tract 2: 160 feet Tract 3: 80 feet Tract 4: 60 feet Tract 5: 50 feet Tract 6: 40 feet Tract 7: 70 feet Tract 8: 40 feet Tract 8A: *Tract 9: 40 feet **Tract 10-12 (variable) see maps below	Along Juniper Street: 40 feet Along E. 11 th Street: 60 feet
MINIMUM SETBACKS				
FRONT YARD	None	15 feet	None	Along E. 11 th Street: None Along Juniper Street: 15'
STREET SIDE YARD	None	10 feet	None	10'
INTERIOR SIDE YARD	None	5 feet	None	5'
REAR YARD	None	5 feet	None	5'
Building Coverage and Impervious Cover				
MAXIMUM IMPERVIOUS COVER-NEW CONSTRUCTION	95%	80%	100% Tracts 1, 2, 8A, 10, 11, and 12 95% Tracts 3-9	90%
MAXIMUM IMPERVIOUS COVER-EXISTING STRUCTURES	100%	80%	100% Tracts 1, 2, 8A, 10, 11, and 12 95% Tracts 3-9	100%
MAXIMUM BUILDING COVERAGE-NEW CONSTRUCTION	95%	60%	100% Tracts 1, 2, 8A, 10, 11, and 12 95% Tracts 3-9	80%
MAXIMUM BUILDING COVERAGE-EXISTING STRUCTURES	100%	60%	100% Tracts 1, 2, 10, and 11 95% Tracts 3-9	***100%
MAXIMUM FLOOR AREA RATIO	2:01	1:01	Tracts 1-7 3.6:1 Tracts 8 and 9 2:1 Tracts 8A, 10, and 12 3.75:1	1.6:1
*This tract represents the rezoning in ordinance #20080508-084. For the purposes of this document it is labeled Tract 10 of Subdistrict 3.				
** This tract represents the rezoning in ordinance #20080508-085. For the purposes of this document it is labeled Tract 11 of Subdistrict 3.				
*** Existing structures, remodeling and new construction or additions which are less than the square footage of the existing structures). New structures not replacing existing structures which are not built to the front property line are required to provide a five (5) foot easement for public access on the front				

Subdistrict 3
Tracts 1-9



Subdistrict 3
Tracts 10-12

