## East 11th Street NCCD - Subdistrict 3 Project Controls

	SUBDICTRUCT 4	SUBDICTOUCT	SUPPLICT 2							
LOT SIZE AND HEIGHT	SUBDISTRICT 1	SUBDISTRICT 2	SUBDISTRICT 3	SUBDISTRICT 4						
MINIMUM LOT SIZE (square	None	None	50 feet	None						
feet) MINIMUM LOT WIDTH	25 feet	25 feet	50 feet	25 feet						
			Tract 1: 200 feet	Along Juniper Street: 40 feet						
			Tract 2: 160 feet Tract 3: 80 feet	Along Juniper Street: 40 Teet						
MAXIMUM HEIGHT (			Tract 4: 60 feet Tract 5: 50 feet	Along E. 11 <sup>th</sup> Street: 60 feet						
	60 feet	40 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							
MINIMUM SETBACKS										
RONT YARD	News	15 feet	Nees	Along E. 11 <sup>th</sup> Street: None						
	None	15 feet	None	Along Juniper Street: 15'						
		101.1								
STREET SIDE YARD INTERIOR SIDE YARD	None	10 feet 5 feet	None None	10' 5'						
REAR YARD	None	5 feet	None	5′						
Building Coverage and mpervious Cover										
			100%							
			Tracts 1, 2, 8A, 10, 11, and 12							
MAXIMUM IMPERVIOUS COVER-NEW CONSTRUCTION	95%	80%		90%						
			95%							
	<b> </b>		Tracts 3-9					+ +		
			100% Tracts 1, 2, 8A, 10, 11, and 12					+ +		
MAXIMUM IMPERVIOUS COVER-EXISTING STRUCTURES	100%	80%		100%						
			95% Tracts 3-9							
			100%							
MAXIMUM BUILDING COVERAGE-NEW	95%	60%	Tracts 1, 2, 8A, 10, 11, and 12	80%						
CONSTRUCTION			95%							
			Tracts 3-9							
MAXIMUM BUILDING			100%							
COVERAGE-EXISTING STRUCTURES	100%	60%	Tracts 1, 2, 10, and 11	***100%						
STRUCTURES			95% Trasts 2.0							
			Tracts 3-9 Tracts 1-7 3.6:1							
MAXIMUM FLOOR AREA RATIO	2:01	1:01	Tracts 8 and 9 2:1	1.6:1						
			Tracts 8A, 10, and 12 3.75:1							
			this document it is labeled Tract 10 of	Subdistrict 3.						
** This tract represents the rezoning in	ordinance #20080508-	0.05 5 11								
		-085. For the purposes (	of this document it is labeled Tract 11 o	f Subdistrict 3.						
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