

S-3 CONTEXT

PROPOSED

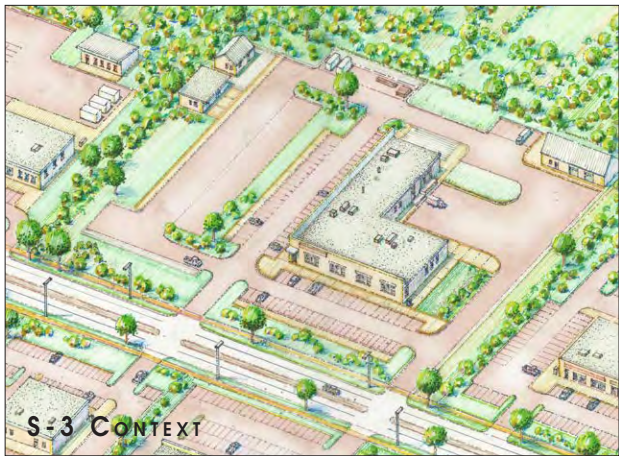
T-4.0(O)

RETROFIT

SPRAWL COMMERCIAL:
LARGE LOT

BUILDING TYPE:
MIXED USE / ATTACHED

7.00 AC / 165 DU
ARTERIAL FRONTAGE



PARCEL PLAN AREA	7.00 AC	DENSITY	23 DU/AC
BUILDING TYPES		DWELLINGS	
DETACHED: HOUSE	21	STANDARD (>1,600s.f.)	130 DU
COTTAGE	0	SMALL (<1,600s.f.)	25 DU
ATTACHED: HOUSE	67	ACCESSORY (<900s.f.)	10 DU
COTTAGE	0	COMMERCIAL	20,000 S.F.
STACKED / MIXED:	77		

