



Project Details

Overview

Site Description	
Project Name	124 Windsor Place Minor Subdivision
Address	124 Windsor Place
Property Description	34,614 sq. ft. (0.79 acre) lot with an existing single-family dwelling
Existing Zoning	Residential-1 (R-1)
Orange County Parcel Identifier Numbers	9789-18-6354

Design/LUMO Standards	Compliance with Ordinance	
Dimensional Matrix 3.8-1 Standards Residential-1 (R-1) Zoning District	Standard	Application
Setbacks	Street – 28 feet Interior – 14 feet Solar – 17 feet	✓
Minimum gross lot area	17,000 sq. ft.	Lot A: 17,307 sq. ft. Lot B: 17,307 sq. ft.
Minimum lot frontage	64 ft.	Lot A: 103.8 ft. Lot B: 59.2 ft. ¹
Minimum lot width	80 ft.	Lot A: 102 ft. Lot B: 60 ft.
Floor Area Ratio	NA	NA
Floor Area (maximum)	NA	NA
Vehicle Parking Spaces (maximum)	NA	NA
Front Yard Parking (maximum)	40%	✓
Setback Height (maximum)	29 feet	✓
Core Height (maximum)	40 feet	✓
Amount of Impervious Surface	50% maximum	✓
LOT LAYOUT STANDARDS	-	-
Erosion and Sedimentation Control	NA	NA
Steep Slope Disturbance	NA	NA
Land Disturbance	NA	NA
Resource Conservation District Regulations	NA	NA
Watershed Protection District	NA	NA
Schools Adequate Public Facilities	Required	Required prior to Final Plat

¹ Authorized flag lots, created as part of a subdivision, may contain areas between a street setback and the opposite interior (rear) setback that are less than 20 ft. in width and shall reach the minimum lot width at a point not to exceed 200 ft. from the street right-of-way. The application meets the required 80 ft. lot width at 102 ft. from the street right-of-way.

Stormwater Management	Required	✓
Lots fronting on road meeting Town standards	Required	Required prior to Final Plat
Recreation Area	NA for Minor Subdivision	NA
Landscape Bufferyards	NA for Minor Subdivision	NA
Homeowner's Association	NA	NA
Tree Protection	NA*	NA
Parking	NA*	NA
Front Yard Parking 40% restriction	NA*	NA
Utility lines underground	NA*	NA
Public Water and Sewer requirement	Required	Required prior to Final Plat

✓ Meets Requirements; NA Not Applicable

* will apply when subsequent development application is proposed