



Project Details

Overview

Site Description	
Project Name	105 Highland Drive Minor Subdivision
Address	105 Highland Drive
Property Description	1.10 acre lot with an existing single-family dwelling
Existing Zoning	Residential – 1 (R-1)
Orange County Parcel Identifier Numbers	9880-41-8921

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 1: 28,967 sq. ft. Lot 2: 23,316 sq. ft.
Minimum lot frontage	64 ft.	Lot 1: 65 ft. Lot 2: 146 ft.
Minimum lot width	80 ft.	Lot 1: 125 ft. Lot 2: 88 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
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	✓

✓ Meets Requirements; NA Not Applicable

* will apply when subsequent development application is proposed