

Project Summary

Site Description	
Project Name	311 Pritchard Avenue Site Plan Review Application
Address	311 Pritchard Avenue
Property Description	6,314 square feet
Existing	Single-Family Residence
Orange County Parcel Identifier Number	9788-27-6927
Zoning	Residential-3 (R-3); Northside Neighborhood Conservation District (CD-1)

Regulatory Land Use Intensity

Design/LUMO Standards	Compliance with Ordinance	
Lot Layout Standards	Standard	Application
Setbacks	Street – 24 feet Interior – 8 feet Solar – 11 feet	Street – 29'4" feet Interior – 8'2" Solar – NA/Waived
Floor Area Ratio	0.20	.199
Floor Area (maximum)	1,262.8 sf	1,258 sf
Vehicle Parking Spaces (maximum)	4	4
Front Yard Parking (maximum)	40%	33%
Primary Height (maximum)	20 feet	15.25 feet
Secondary Height (maximum)	26 feet	25 feet
Amount of Impervious Surface	1,996 sf	2,967 sf final total
Erosion and Sedimentation Control	NA	✓
Steep Slope Disturbance	NA	NA
Land Disturbance	NA	4,697 sq ft
Stormwater Management	NA	NA
Drainage Plan	NA	✓with ZCP submission
Utility Lines Underground	NA	✓Underground proposed
Public Water and Sewer confirmation	NA	✓with ZCP submission
Resource Conservation District Regulations	NA	NA
Watershed Protection District	50% Impervious Surface Coverage	47%

✓ Meets Requirements; NA = Not Applicable