



Project Details

Overview

Site Description	
Project Name	208 Sunset Drive Minor Subdivision
Address	208 Sunset Drive
Project Description	Minor subdivision of existing parcel into 2 lots
Existing Use	Single-Family Detached Dwelling
Proposed Use	No specified use is proposed at this time for the new lot (Lot B); any of the allowable uses in the R-3 zoning district would be permitted.
Orange County Parcel Identifier Number	9788-06-3797
Zoning	Residential – 3 (R-3) and Northside Neighborhood Conservation District Overlay (CD-1)

Design/LUMO Standards	Compliance with Ordinance	
Dimensional Matrix 3.8-1 Standards Residential-3 (R-3) Zoning District	Standard	Application
Setbacks	Street – 24 feet Interior – 8 feet Solar – 11 feet	✓
Minimum gross lot area	5,500 sq. ft.	Lot A: 8,768 sq. ft. Lot B: 8,011 sq. ft.
Minimum lot frontage	40 feet	Lot A: 61.3 feet Lot B: 61 feet
Minimum lot width	50 feet	Lot A: 61.3 feet Lot B: 60.5 feet
Floor Area Ratio [1.4 Standards Northside Neighborhood Conservation District Overlay (CD-1)]	0.20	<i>Proposed</i> Lot A: 0.17 <i>Allowed</i> Lot B: 0.20
Maximum Floor Area [1.4 Standards Northside Neighborhood Conservation District Overlay (CD-1)]	1,750 SF	<i>Proposed</i> Lot A: 1,472 SF <i>Allowed</i> Lot B: 1,602 SF
Maximum Setback Height [1.4 Standards Northside Neighborhood Conservation District Overlay (CD-1)]	20 feet	Lot A: ✓ Lot B: NA
Maximum Core Height [1.4 Standards Northside Neighborhood Conservation District Overlay (CD-1)]	26 feet	Lot A: ✓ Lot B: NA
Maximum Amount of Impervious Surface	50%	Lot A: ✓ Lot B: NA
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	✓ with condition #4
Stormwater Management	Required	✓ with condition #3
Lots fronting on road meeting Town standards	Required	✓ with condition #7
Recreation Area	NA for Minor Subdivision	NA
Landscape Bufferyards	NA*	NA
Homeowner's Association	NA	NA
Tree Protection	NA*	NA
Vehicle Parking Spaces		
Minimum	NA*	NA
Maximum	NA*	NA
Front Yard Parking 40% Restriction	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