



## Project Details

### Overview

Site Description	
<b>Project Name</b>	424 Brookside Drive Minor Subdivision
<b>Address</b>	424 Brookside Drive
<b>Project Description</b>	Minor subdivision of existing parcel into 2 lots
<b>Existing Use</b>	Single-Family Detached Dwelling
<b>Proposed Use</b>	No specified use is proposed at this time for the new lot (Lot 1); any of the allowable uses in the R-2 zoning district would be permitted.
<b>Orange County Parcel Identifier Number</b>	9788-14-5178
<b>Zoning</b>	Residential – 2 (R-2)

Design/LUMO Standards	Compliance with Ordinance	
<b>Dimensional Matrix 3.8-1 Standards Residential-2 (R-2) Zoning District</b>	Standard	Application
Setbacks	Street – 26 feet Interior – 11 feet Solar – 13 feet	✓
Minimum gross lot area	10,000 sq. ft.	Lot 1: 10,031.5 sq. ft. Lot 2: 11,474.4 sq. ft.
Minimum lot frontage	52 feet	Lot 1: 95.6 feet Lot 2: 79.1 feet
Minimum lot width	65 feet	Lot 1: 75.7 feet Lot 2: 88.5 feet
Floor Area Ratio	NA	NA
Maximum Floor Area	NA	NA
Maximum Setback Height	29 feet	Lot 1: NA Lot 2: ✓
Maximum Core Height	50 feet	Lot 1: NA Lot 2: ✓
Maximum Amount of Impervious Surface	50%	Lot 1: NA Lot 2: ✓
<b>LOT LAYOUT STANDARDS</b>		
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	✓
Stormwater Management	Required	✓ with condition #3
Lots fronting on road meeting Town standards	Required	✓ with condition #6
Recreation Area	NA for Minor Subdivision	NA
Landscape Bufferyards	Required	✓ with condition #5
Homeowner's Association	NA	NA
Tree Protection	NA*	NA
Vehicle Parking Spaces		
Minimum	NA*	NA
Maximum	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