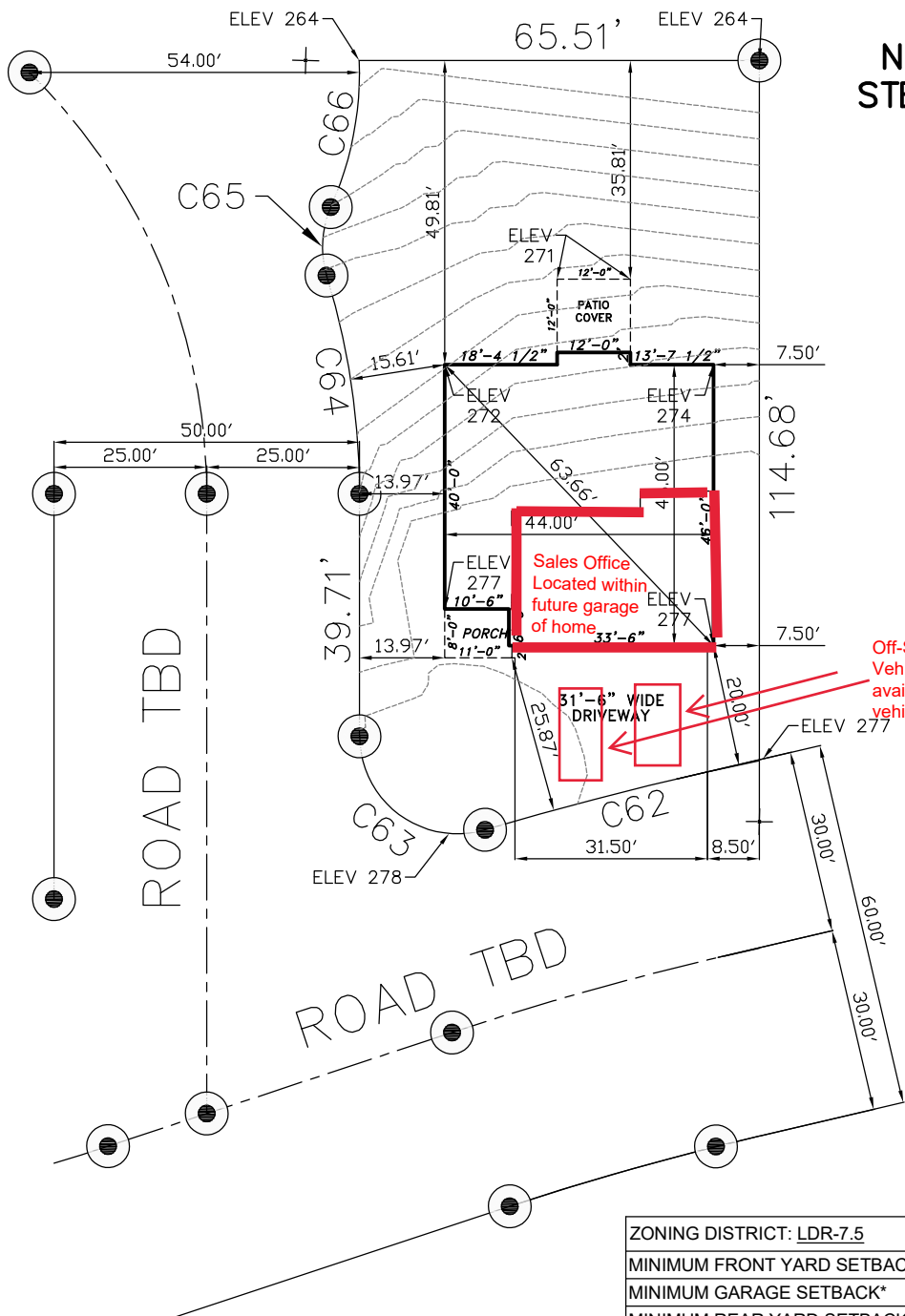


Site plan for temporary use as real estate property sales office (model homes) subject to 18.270.040

**NEW TRADITION HOMES
STEPHENS HILLSIDE FARM
LOT 81 SF 8,098
ADDRESS TBD
EVERSON
1215+1352/770
SCALE 1"=20'
#1-MODEL HOME**



- C62: L=46.31, R=530.00'
- C63: L=29.78', R=16.00'
- C64: L=36.26', R=121.50'
- C65: L=11.49', R=16.00'
- C66: L=24.64, R=54.00'

- Notes on temporary use as model home:
1. Hours of operation between 10:30 and 5:30 M-F and 10:00 and 5:00 on Saturday
 2. Temporary use shall cease and the structure's occupancy shall convert to a permitted single-family use with one year of the temporary use approval

Off-Street Vehicle Parking available for 2 vehicles

ZONING DISTRICT: <u>LDR-7.5</u>	REQUIRED	PROPOSED
MINIMUM FRONT YARD SETBACK*	20'	13'
MINIMUM GARAGE SETBACK*	20'	20'
MINIMUM REAR YARD SETBACK*	20'	36'
MINIMUM SIDE YARD SETBACK*	7.5'	5'
MINIMUM STREET SIDE YARD SETBACK*	10'	N/A
MAXIMUM BUILDING COVERAGE FOR LOT	35%	27.4%
MAXIMUM IMPERVIOUS SURFACE FOR LOT	50%	36.9%
MAXIMUM BUILDING HEIGHT	35'	29'-0"
OTHER**		
*If there are multiple setbacks, use the minimum being proposed.		
** Special conditions i.e., setbacks abutting critical area, street, etc...		

LOT AREA	8,098 SF
BUILDING COVERAGE	2,214 SF