

IDZ SITE PLAN FOR 903 S. PINE STREET  
(LOT 9, BLOCK 3, N.C.B. 661)

Z-2024-10700055

CURRENT ZONING: "C-2NA AHOD"  
PROPOSED ZONING: "IDZ-1 AHOD" WITH USES PERMITTED  
FOR TWO (2) DWELLING UNITS.

ACREAGE: 0.117 ACRES

SETBACKS: 10 FT FRONT SETBACK  
5 FT SIDE/REAR SETBACK

PROPOSED RESIDENTIAL: TWO (2) SINGLE FAMILY DETACHED  
RESIDENTIAL UNITS. EACH UNIT  
1,800 S.F. OR LESS LIVABLE SPACE

MAX BUILDING HEIGHT: 2 STORIES / 25 FT

PARKING PROVIDED: 2 PER UNIT  
(GARAGE + DRIVEWAY)

OPEN SPACE: 0.049 ACRES  
PERVIOUS COVER

IMPERVIOUS COVER:

2,000 S.F.	BUILDING FOOTPRINTS
(2 x 1,000 S.F.)	
50 S.F.	FRONT PORCHES
120 S.F.	BACK PORCHES
479 S.F.	DRIVEWAYS
32 S.F.	MECHANICAL EQUIPMENT
261 S.F.	DRIVEWAY APRON
2,942 S.F.	TOTAL IMPERVIOUS COVER

NOTE: PROPOSED GRASS/LANDSCAPING IN  
REMAINING AREAS

"I, Madison G. Tyler, Jr., the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that city council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all city-adopted codes at the time of plan submittal for building permits."

LEGEND:



GARAGE



DRIVEWAY/VEHICLE PARKING  
SPACE (10'x20' MIN)

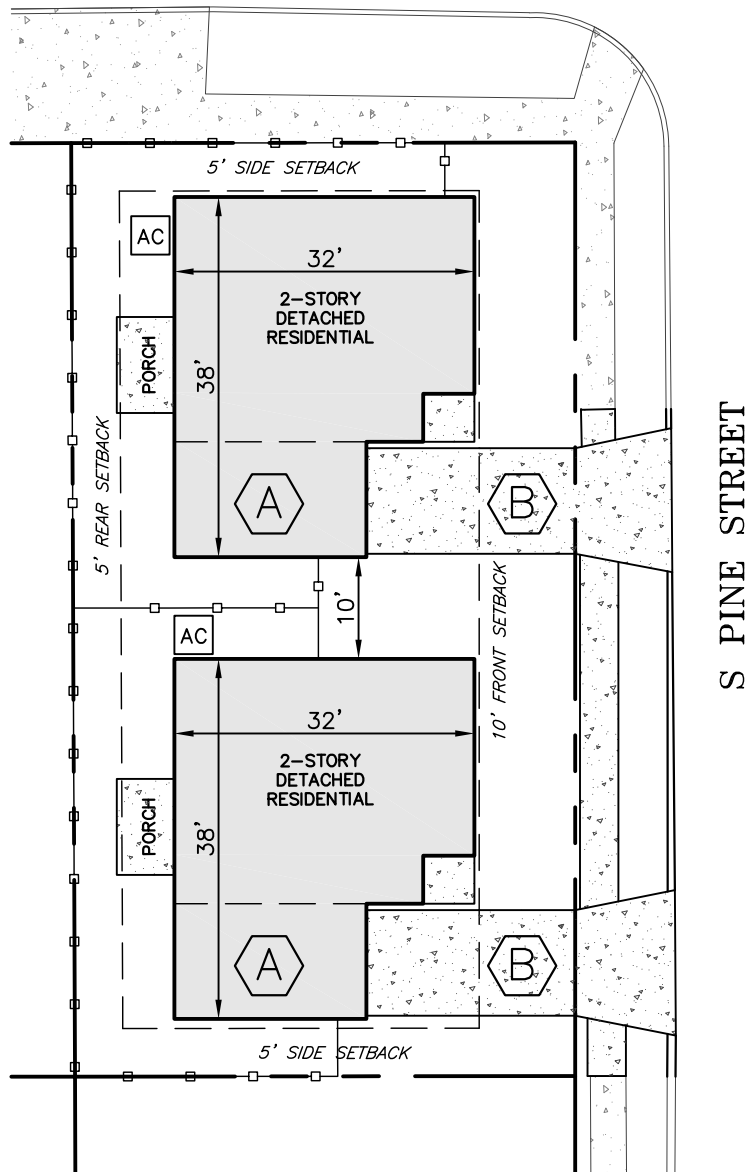


MECHANICAL EQUIPMENT PAD



PROPOSED WOOD FENCE

INDIANA STREET



S PINE STREET

DATE: 2024-04-04