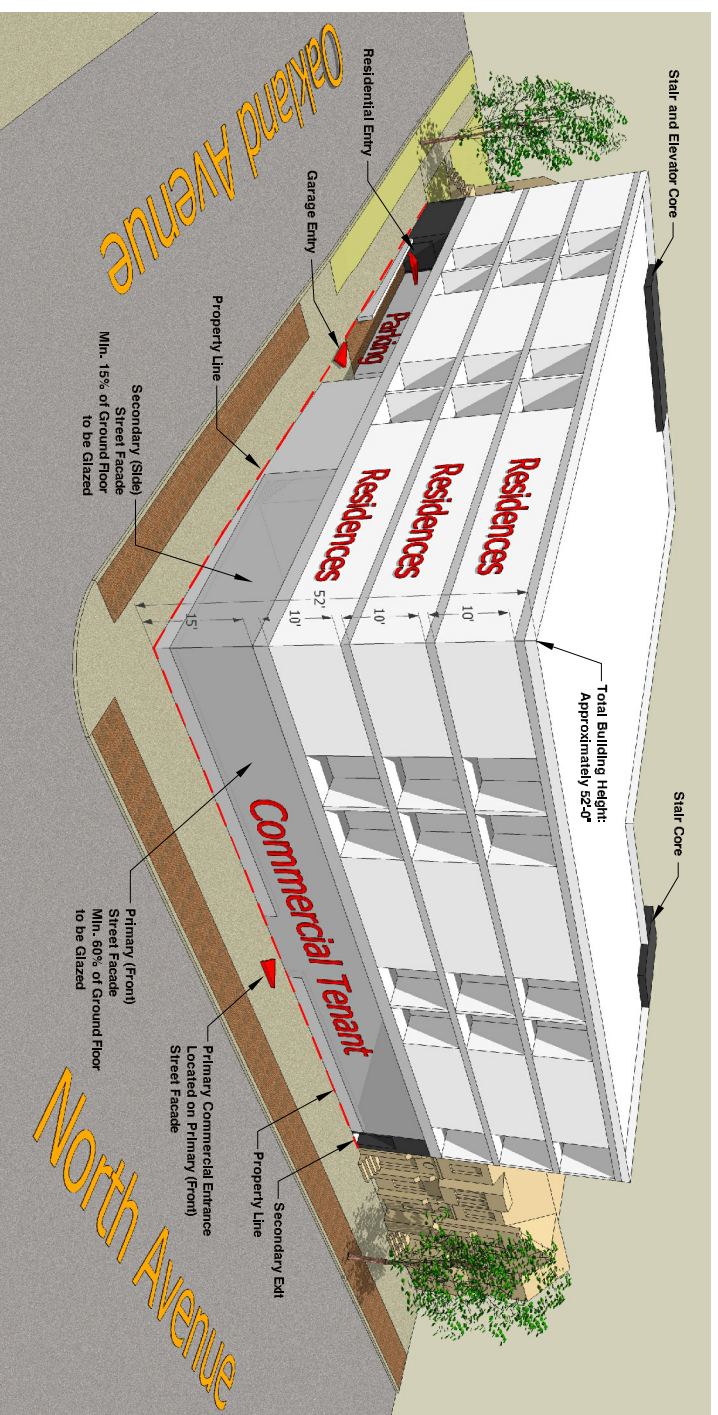


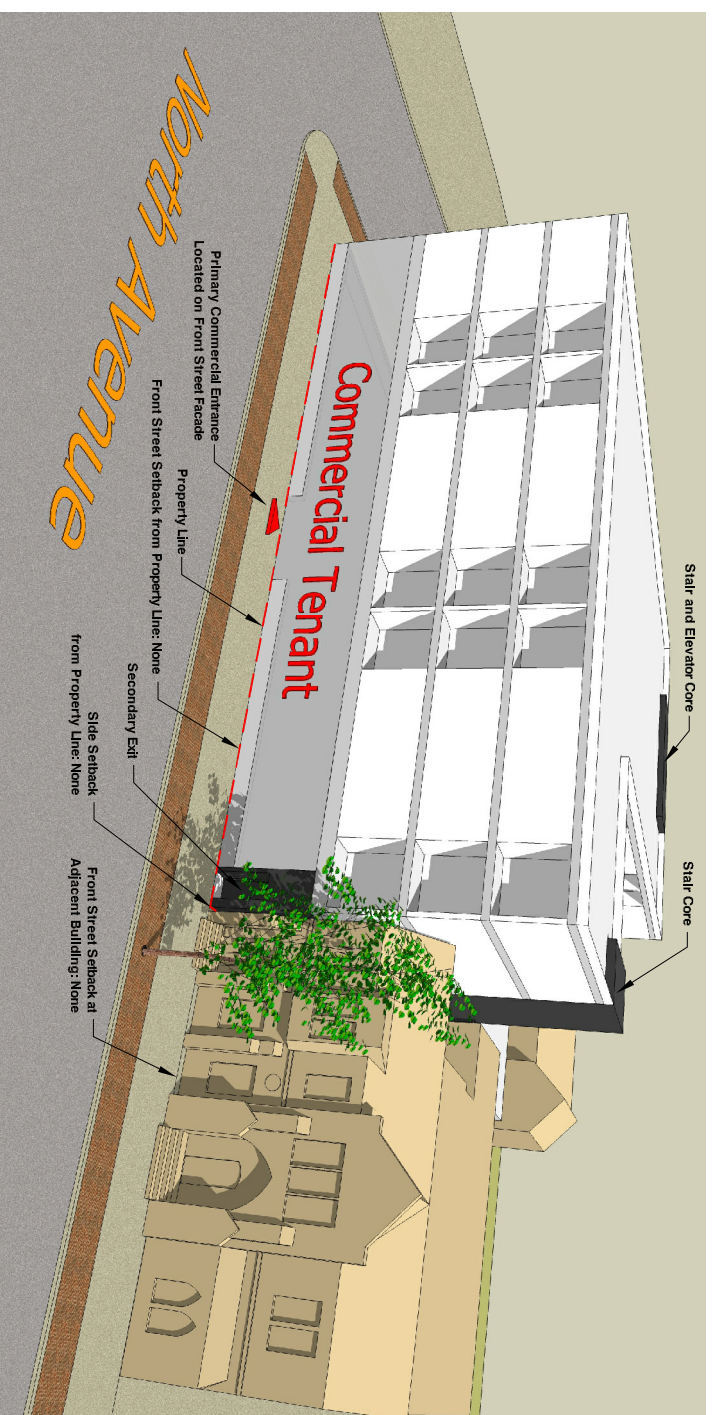
Zoning / Design Standards Notes, LB3 District

- A.) **Setback Requirements, LB3 District:**  
**Front Setback from property line (North Avenue):** None  
**Side Street Setback from property line (Oakland Avenue):** 91 linear feet with no setback (first floor)  
**Upper floors:** No setback for entire length  
**Meets Setback Requirements for LB3 per 295-605-2**
- B.) **Bulldoer Requirements, LB3 District:**  
**100% bulldoer on Primary and Secondary Street Frontages**  
**Meets requirements for LB3 per 295-605-2**
- C.) **Building Height Requirements, LB3 District:**  
**Total Building Height:** Approx. 52 feet (> 30 feet; < 75 feet)  
**Meets requirements for LB3 per 295-605-2**
- D.) **Glazing Requirements for Primary and Secondary Street Frontages, LB3 District:**  
**Minimum Glazed Area, First Floor, Primary Street Frontage (North Ave):** 60%  
**Minimum Glazed Area, First Floor, Secondary Street Frontage (Oakland Ave):** 15%  
**Windows min. 6" in height**  
**Windows sills 2'-6" max. above floor level**  
**Design will meet requirements for LB3 per 295-605-2 with current design intent**
- E.) **Lot Area Requirements, LB3 District**  
**39 Units Planned:** Approx. 488 sf Lot Area per Unit (> Minimum 300 sf required per Unit)  
**Meets Requirements for LB3 per 295-605-2**
- F.) **Entrance Requirements, LB3 District:**  
**Primary Commercial Entrance Located on Front Facade (North Avenue)**  
**Meets Requirements for LB3 per 295-605-2**
- G.) **Parking Requirements, LB3 District:**  
**32 Spaces Minimum Required;**  
**Current Layout shows 37 Potential Spaces.**  
**Meets requirements per 295-403-2**
- H.) **Overhead Door Requirements, LB3 District:**  
**Overhead Garage Door to be set back min. 4'-0" from front facade of building mass**  
**Meets Requirements for LB3 per 295-605-2**

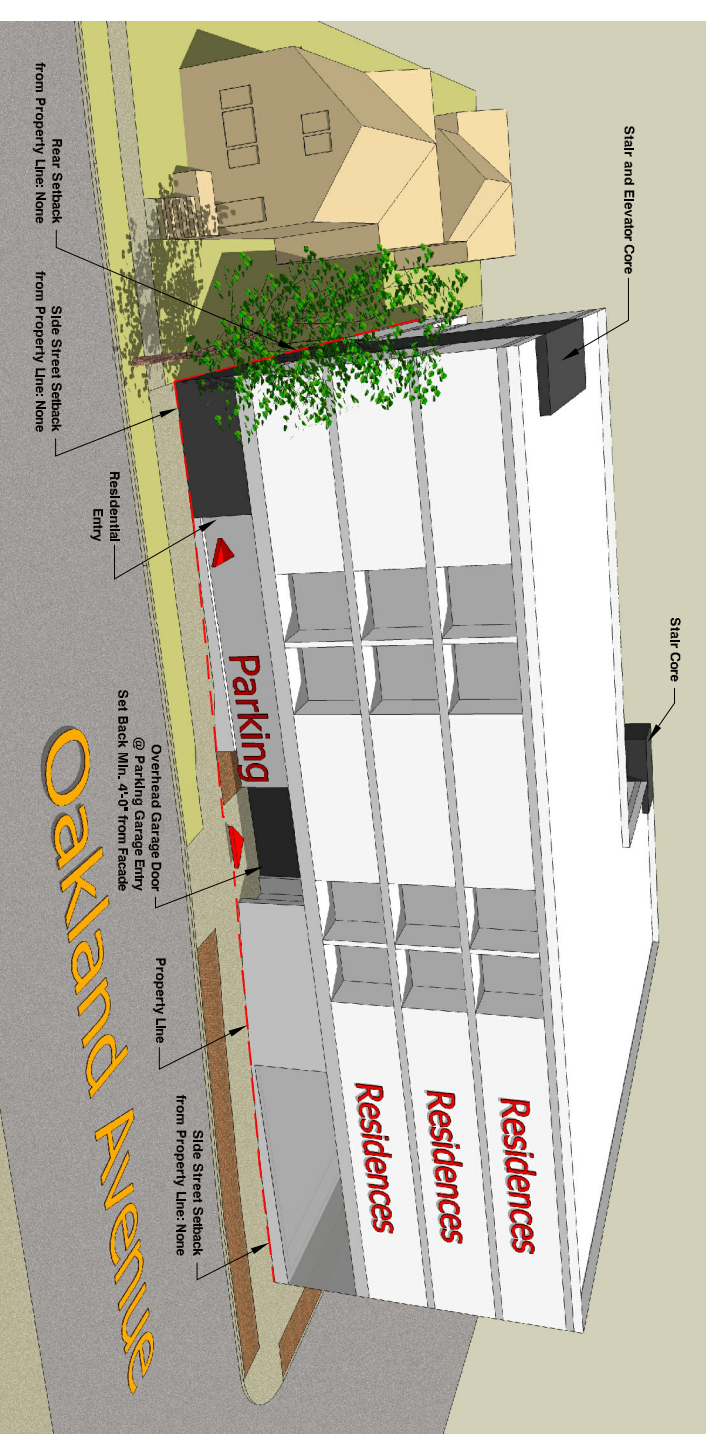
JAMES P I W O N I
A R C H I T E C T S
8 P L A N N E R S
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Southwest View



Primary (Front) Street View, North Avenue



Secondary (Side) Street View, Oakland Avenue