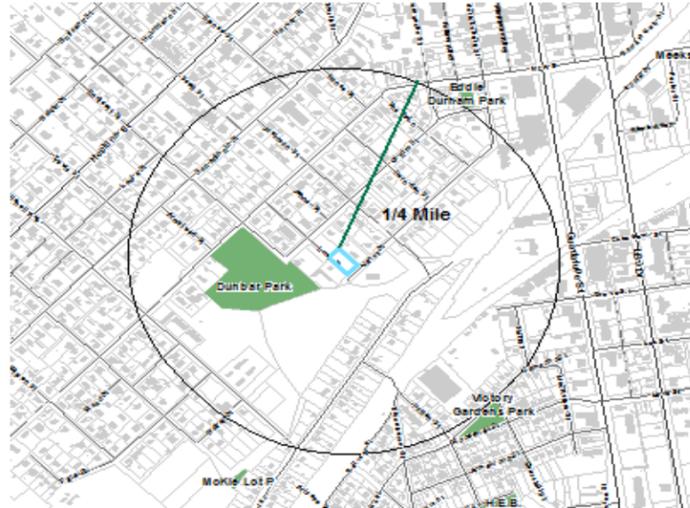


PROPERTY: 724 VALLEY STREET EXISTING CONDITIONS ANALYSIS

PROXIMITY TO PARKLAND



EXISTING STREETSAPES



EXISTING STREETS AND STREETSAPES	
	VALLEY STREET
	Neighborhood Street Existing ROW: 50'
Street Type	

EXISTING ZONING AND BUILDING TYPES



PROPERTY: 724 VALLEY STREET EXISTING NEIGHBORHOOD REGULATING PLAN ORDINANCE #: 2019-####

PROPOSED ZONING REGULATIONS	
	Existing Lot
Zoning District	Neighborhood Density - 3 (ND-3)
Building Type	Cottage / Accessory Dwelling Unit
Max. Units	3, one cottage per lot and one Accessory Dwelling Unit on lot closest to Luck Street Alley
Required Streetscape	Residential Section 3.8.1.10 Residential
Street Type	Existing (no new streets required)
Transitional Protective Yard	N/A
Residential Infill Compatibility	N/A (proposing new lot configuration)
Parking location	Surface Parking: Second or Third Layer

PROPOSED ZONING

