

VARIANCES, CONDITIONAL USE APPROVAL & ZONING CHANGE
APPLICATION 4

Applicant (Company) Name: Own your own inc
 Contact Person: Jim Passwaters
 Project Title/Name: 304 Second St.
 Town Assigned Project Review Application number (from Form 1) _____

Applicant Request

☒ Variance For Setback / Lot Size requirements for single family @ 304 Second St.
☐ Conditional Use Approval For _____
☐ Zoning Change For _____

Required Information

The Application information must be submitted in writing to the Administrator with this application:

- Statement of the type of relief, permission, or review requested.
- Information about the property for which the application or review is being made.
- Narrative providing information to support the application including the provisions of Chapter 234 and a statement as to how the application complies with those provisions.
- Plans or drawings that support or clarify the relief or permission requested.
- Information requested by the Board or information that may support this application.

The burden of proof is on the applicant. AN applicant for an administrative review, variance, conditional uses, or Zoning change shall have the burden of presenting the information needed by the Board to decide.

Reference Town Code Chapters 234-23, 234-24, and 234-93 for a complete description of the required information and process.

Applicant Signature

The Applicant & property owner understand that all certifications on Form 1, the Initial project review application continue to apply

Signature of Applicant [Signature]
 Date of Applicant (s) 9.25.25
 Print Name (s) CLINT DUNN
 Date Signed 9.25.25

Date Form 4 Received by Town: 9/26/2025
 Reviewed By: [Signature]



Applicant Name: Own your own Inc
Contact Person: Jim Passwaters
Project Title/Name: 304 Second St.

Item #	Required Information [per §234-23]	In Compliance	Not in Compliance
1.	Information about the owner and applicant.		
2.	Statement of the type of relief, permission, or review requested.		
3.	Information about the property for which the application or review is being made.		
4.	Information about the property for which the application or review is requested OR Identification of the provisions of Chapter 234 with which the application shall comply and statements as to how the application complies with those provisions.		
5.	Plans or drawings that support or clarify the relief or permission requested.		
6.	Other information requested by the Board.		

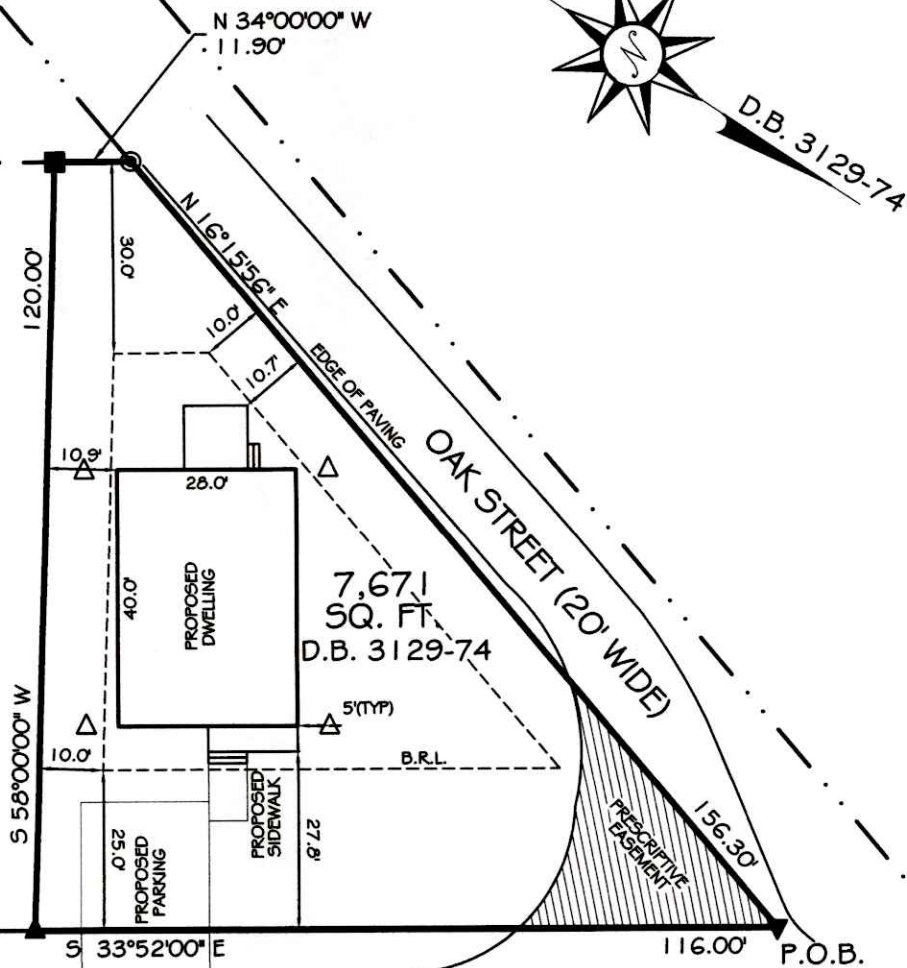
- ☐ In Compliance
- ☐ Not in Compliance due to missing information as stated in the Not in Compliance column above and any additional information noted below:

Application Reviewed by: _____ Date: _____
QA/QC: _____ Date: _____

T.M. #131-10.12-59.00

LANDS N/F
GREGORY E. HENRY
295-347

LANDS N/F
CHANA KANE
3948-186



- △ 60d NAIL (SET)
- ▲ IRON REBAR (FOUND)
- ▼ P.K. NAIL (FOUND)
- IRON STOB (FOUND)
- CONCRETE MONUMENT (FOUND)

SECOND STREET (40' WIDE)

THIS SURVEY AND PLAT DOES NOT VERIFY THE
EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR
EASEMENTS CROSSING THIS PROPERTY OTHER THAN
THOSE SHOWN.
NO TITLE SEARCH PROVIDED OR STIPULATED.

I, DONALD K. MILLER, REGISTERED AS A PROFESSIONAL
LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY
STATE THAT THE INFORMATION SHOWN ON THIS PLAN
HAS BEEN PREPARED UNDER MY SUPERVISION AND
MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED
BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL
LAND SURVEYORS. ANY CHANGES TO THE PROPERTY
CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY
CORNERS AFTER THE DATE SHOWN HEREON SHALL
NECESSITATE A NEW REVIEW AND CERTIFICATION FOR
ANY OFFICIAL OR LEGAL USE.

DONALD K. MILLER, PLS 407
DATE 6/24/25
SURVEY CLASS: SUBURBAN

PLACEMENT/BOUNDARY SURVEY FOR OWN YOUR OWN, INC.

304 SECOND STREET, BRIDGEVILLE, DE. 19933
LOT #6 OF "ROY Z. COURSEY" SUBDIVISION
TOWN OF BRIDGEVILLE
NORTHWEST FORK HUNDRED SUSSEX COUNTY
STATE OF DELAWARE
SCALE 1" = 30' JUNE 24, 2025

PREPARED BY:

PH: 302-629-9895
FAX: 302-629-2391

MILLER LAND SURVEYING
LEWIS, INC.

1560 MIDDLEFORD RD.

SEAFORD, DE. 19973

The Town Of
Bridgeville
If You Lived Here, You Would Be Home Now

Building Permit
New Home Construction

General

Applicant (Company) Name: DAVE Dunn Contractors
Contact Person: Clint Dunn - see info on back
Property Owner's Name: Own your own Inc
Property Address: 304 Second St.
Parcel ID# 131-10.12-59.00
Lot # (If Applicable) 6
List another application form (s) submitted for this project with approval dates:
Form _____ Date Approved _____
Form _____ Date Approved _____

Estimated cost of Construction \$ 150,000 —

Building Permit #: 3910-25 Total Payment amount due: \$ 4,150.00

HOA Approval (Heritage Shores Only) (Yes, no, N/A) Please provide approval documents.

Town Signature _____

Floodplain Review:

Town Signature [Signature]

Comments: NOT WITHIN FP

Wellhead Protection Area Review:

Town Signature [Signature]

Comments: NOT WITHIN WPA

Permit Item	Fee
Building Permit Cost (% of Est. Cost.)	\$ <u>1500.00</u>
Connection Fee	\$ <u>100.00</u>
Water Impact Fee	\$ <u>500.00</u>
Meter Pit	\$ <u>755.00</u>
Water Tapping	\$ <u>50.00</u>
Water Meter	\$ <u>370.00</u>
Library Fund	\$ <u>—</u>
Fire/EM Fund	\$ <u>750.00</u>
EM #2	\$ <u>—</u>
C/O	\$ <u>100.00</u>
Zoning	\$ <u>25.00</u>
Delinquent Charges (Clean Hands Policy)	\$
TOTAL	\$ <u>4150.00</u>

Received by: Kos Date Received: 8/25/15
Town Signature: _____ Date Issued by the Town: _____

Zoning Certification

Was a variance(s) requested? NO For: _____
(Yes or no)

If yes, include approved Application Form 4 with this application.

Was a conditional use approval required? NO For: _____
(Yes or no)

If yes, include approved Application Form 4 with this application.

Applicant must provide a plan of the site showing the size and location of the proposed construction and any existing building or structures. The plan must include the location of sewer and water connections, septic tanks, wells, parking, and other utilities.

Type of Improvement:

- 1120- ☒ New Building
☒ Sq. Feet New
____ Addition to Building
____ Sq. Feet Existing Building
____ Sq. Feet Added to Building
____ Alteration
____ Percentage of Building Altered
____ Full Building Demolition
____ Sq. Feet Building
____ Partial Build Demolition
____ Sq. Feet Existing Building
____ Sq. Feet to be demolished
____ Water Connection (provide location sketch)
____ + Sign Request (must comply with Ch. 234-Art. 18)
____ Residential
____ Non-residential
____ Off-Premises Sign
____ Exempt

+ Sign request must include the information that is necessary for Town review to verify compliance with Town Code Chapter 234, Article 18, Section 76 to 85.

Sign Type

- ____ Freestanding
____ Wall
____ Entrance of Developments
____ Entrance of Public Facilities/ Places of Assembly

Proposed Use of Each Structure:

- | | |
|--|---------------------------------|
| ☒ One Family Housing | ____ Multiple Family Housing |
| ____ Number of Families per building | ____ Apartment |
| ____ Townhouse | ____ Condominium |
| ____ Other _____ | ____ Residential Garage/Carport |
| ____ Other Residential- Specify Use _____ | |
| ____ Non-Residential- Specify Use _____ | |

Setbacks from Property Line	Required	Provided
Front:	_____	<u>27' 8"</u>
Back:	_____	<u>30'</u>
R Side:	_____	<u>10' 7"</u>
L Side:	_____	<u>10' 9"</u>

Maximum Height of Structure(s): _____
 Number of off-Street Parking Spaces: _____
 Water Connection or Well: _____
 Storm water Management provided _____ (Yes or No)
 sp

Date of Zoning Approval by Town: _____ Signature: _____ (To be filled in by Town)

Building Permit

Principal Type of Structure: ☐ Masonry (Wall Bearing)
 ☒ Wood Frame
 ☐ Structural Steel
 ☐ Reinforced Concrete
 ☐ Other – Specify _____
 Type of Construction: ☒ Built on Site
 ☐ Modular and Delivered to Site
 ☐ Other – Specify _____

*Structure Details; fill out all below that applied to Application:

Dimensions in Feet: 40x28 # of Stories, Sq. Ft. of Each: 1, 1120
 Principal Type of Heating System: Heat Pump
 Principal Type of A/C System: Heat Pump
 Type of Foundation for Structure: Block
 Type of Siding: Vinyl Type of Roofing: Asphalt Shingle

Type of Driveway/Access Finish: Black Top
 Size of Porch and Deck, if included: 14x5 / 12x10
 Size of Garage, if included: _____
 Size of the pool, if included: _____

***Floor plans and sections shall be submitted for each building.**

Comment/Added Information: _____

Include additional sheets if needed.

Occupancy Permit

The application must receive a Sussex County Permit before construction of any temporary or permanent structures. Sussex County will provide the inspection of structures during construction. This application must be complete with all required information. The applicant will provide the Sussex County Certificate of Occupancy to the Town when received. Town Occupancy Permit will not be issued until the Sussex County Permit is received.

Applicant Signature

The applicant and property owner understands that all certifications on Form 1, Initial Project Review Application, continue to apply.

Signature of applicant(s): 

Print Name(s): Clint Dunn

Date Signed: 7.23.25

Clint Dunn

443-783-2417 - cell

410-896-9066 - office

c.dunncontractors@hotmail.com

* Jim Passwaters

302-745-8971 - cell

-Call if anything

Also included:

copy certified Survey

2 copies house plans

RES check

manual S compliance report



Generated by REScheck-Web Software

Compliance Certificate

Project DUNN CONTRACTORS / 304 2ND ST.

Energy Code: **2018 IECC**
Location: **Bridgeville, Delaware**
Construction Type: **Single-family**
Project Type: **New Construction**
Project SubType: **None**
Conditioned Floor Area: **1,120 ft2**
Glazing Area: **15%**
Climate Zone: **4 (4708 HDD)**
Permit Date:
Permit Number:
All Electric: **false**
Is Renewable: **false**
Has Charger: **false**
Has Battery: **false**
Has Heat Pump: **true**

Construction Site:
304 2nd STREET
TM# 131-10.12-59.00
BRIDGEVILLE, De. 19933

Owner/Agent:

Designer/Contractor:
MONTY SARIG
DESIGNER

Compliance: Passes using UA trade-off

Compliance: **3.6% Better Than Code** Maximum UA: **195** Your UA: **188** Maximum SHGC: **0.40** Your SHGC: **0.29**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Flat Ceiling or Scissor Truss	1,120	38.0	0.0	0.030	0.026	34	29
Wall: Wood Frame, 16" o.c.	1,088	21.0	0.0	0.057	0.060	52	54
Door- FRONT: Solid Door (under 50% glazing)	21			0.140	0.320	3	7
Door - REAR 9 LITE: Glass Door (over 50% glazing) SHGC: 0.10	21			0.230	0.320	5	7
Window: Vinyl Frame SHGC: 0.32	140			0.290	0.320	41	45
Floor: All-Wood Joist/Truss	1,120	19.0	0.0	0.047	0.047	53	53

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in REScheck Version : REScheck-Web and to comply with the man  EScheck Inspection Checklist.

Monty Sarig

Name - Title

Si 

7/30/2025

Date



Manual S Compliance Report

Entire House

Penco Corporation

Job: Dunn
Date: 08-01-2025
By: d smith

1503 West Stein Hwy, Seaford, DE 19973 Phone: 302-629-7911 Fax: 302-629-2601 Web: www.pencocorp.com

Project Information

For: Dunn
304 Second Street, Bridgeville, DE 19933

Cooling Equipment

Design Conditions

Outdoor design DB:	93.0°F	Sensible gain:	16021	Btuh	Entering coil DB:	77.3°F
Outdoor design WB:	75.6°F	Latent gain:	4891	Btuh	Entering coil WB:	64.4°F
Indoor design DB:	75.0°F	Total gain:	20913	Btuh		
Indoor RH:	50%	Estimated airflow:	760	cfm		

Manufacturer's Performance Data at Actual Design Conditions

Equipment type:	Split ASHP	Model:	RP14AZ24AJ2N+RH2TZ2417STANN
Manufacturer:	Rheem		
Actual airflow:	760	cfm	
Sensible capacity:	15960	Btuh	100% of load
Latent capacity:	6840	Btuh	140% of load
Total capacity:	22800	Btuh	109% of load SHR: 70%

Heating Equipment

Design Conditions

Outdoor design DB:	19.2°F	Heat loss:	21071	Btuh	Entering coil DB:	65.4°F
Indoor design DB:	72.0°F					

Manufacturer's Performance Data at Actual Design Conditions

Equipment type:	Split ASHP	Model:	RP14AZ24AJ2N+RH2TZ2417STANN
Manufacturer:	Rheem		
Actual airflow:	760	cfm	
Output capacity:	22800	Btuh	108% of load
Supplemental heat required:	0	Btuh	
Capacity balance:	22	°F	
Economic balance:	-99	°F	

Backup equipment type:	Elec strip	Model:	
Manufacturer:			
Actual airflow:	760	cfm	
Output capacity:	6.3	kW	102% of load Temp. rise: 26 °F

Meets all requirements of ACCA Manual S.



Wrightsoft

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Page 1

Entire House	1120	16513	14467	760	760
Other equip loads		4558	1554		
Equip. @ 0.98 RSM			15701		
Latent cooling			4891		
TOTALS	1120	21071	20592	760	760

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



wrightsoft

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Page 2

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Project Summary

Entire House

Penco Corporation

Job: Dunn
Date: 08-01-2025
By: d smith

1503 West Stein Hwy, Seaford, DE 19973 Phone: 302-629-7911 Fax: 302-629-2601 Web: www.pencocorp.com

Project Information

For: Dunn
304 Second Street, Bridgeville, DE 19933

Notes:

Design Information

Weather: Delaware Coastal, DE, US

Winter Design Conditions

Outside db	19 °F
Inside db	72 °F
Design TD	53 °F

Summer Design Conditions

Outside db	93 °F
Inside db	75 °F
Design TD	18 °F
Daily range	M
Relative humidity	50 %
Moisture difference	41 gr/lb

Heating Summary

Structure	14950 Btuh
Ducts (R-4.0)	1563 Btuh
Central vent (79 cfm)	4558 Btuh
Outside air	0 Btuh
Humidification	0 Btuh
Piping	0 Btuh
Equipment load	21071 Btuh

Sensible Cooling Equipment Load Sizing

Structure	13833 Btuh
Ducts (R-4.0)	635 Btuh
Central vent (79 cfm)	1554 Btuh
Outside air	0 Btuh
Blower	0 Btuh
Use manufacturer's data	n
Rate/swing multiplier	0.98
Equipment sensible load	15701 Btuh

Infiltration

Method	Simplified
Construction quality	Semi-tight
Fireplaces	0

Latent Cooling Equipment Load Sizing

Structure	1950 Btuh
Ducts	749 Btuh
Central vent (79 cfm)	2192 Btuh
Outside air	4891 Btuh
Equipment latent load	4891 Btuh
Equipment Total Load (Sen+Lat)	20592 Btuh
Req. total capacity at 0.70 SHR	1.9 ton

	Heating	Cooling
Area (ft²)	1120	1120
Volume (ft³)	10080	10080
Air changes/hour	0.31	0.16
Equiv. AVF (cfm)	52	27

Heating Equipment Summary

Make	Rheem
Trade	RHEEM
Model	RP14AZ24AJ2N
AHRI ref	208546201

Efficiency	7.5 HSPF
Heating input	
Heating output	22800 Btuh @ 47°F
Temperature rise	27 °F
Actual air flow	760 cfm
Air flow factor	0.046 cfm/Btuh
Static pressure	0 in H2O
Space thermostat	
Capacity balance point = 22 °F	

Backup:
Input = 6 kW, Output = 21564 Btuh, 100 AFUE

Make	Rheem
Trade	RHEEM
Cond	RP14AZ24AJ2N
Coil	RH2TZ2417STANN
AHRI ref	208546201
Efficiency	12.4 EER, 14.3 SEER
Sensible cooling	15960 Btuh
Latent cooling	6840 Btuh
Total cooling	22800 Btuh
Actual air flow	760 cfm
Air flow factor	0.053 cfm/Btuh
Static pressure	0 in H2O
Load sensible heat ratio	0.77

Cooling Equipment Summary

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



wrightsoft

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Page 1



Manual S Compliance Report

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Penco Corporation

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304 Second Street, Bridgeville, DE 19933

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Outdoor design WB:	75.6°F	Latent gain:	4891	Btuh	Entering coil WB:	64.4°F
Indoor design DB:	75.0°F	Total gain:	20913	Btuh		
Indoor RH:	50%	Estimated airflow:	760	cfm		

Manufacturer's Performance Data at Actual Design Conditions

Equipment type:	Split ASHP	Model:	RP14AZ24AJ2N+RH2TZ2417STANN
Manufacturer:	Rheem		
Actual airflow:	760	cfm	
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Manufacturer's Performance Data at Actual Design Conditions

Equipment type:	Split ASHP	Model:	RP14AZ24AJ2N+RH2TZ2417STANN
Manufacturer:	Rheem		
Actual airflow:	760	cfm	
Output capacity:	22800	Btuh	108% of load
Supplemental heat required:	0	Btuh	
Capacity balance:	22	°F	
Economic balance:	-99	°F	

Backup equipment type:	Elec strip	Model:	
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Actual airflow:	760	cfm	
Output capacity:	6.3	kW	102% of load Temp. rise: 26 °F

Meets all requirements of ACCA Manual S.

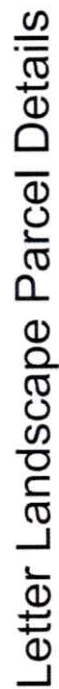


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 Tax Parcels
 911 Address
 — Streets
 County Boundaries

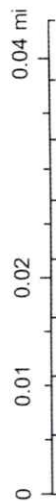
FEMA Flood Maps

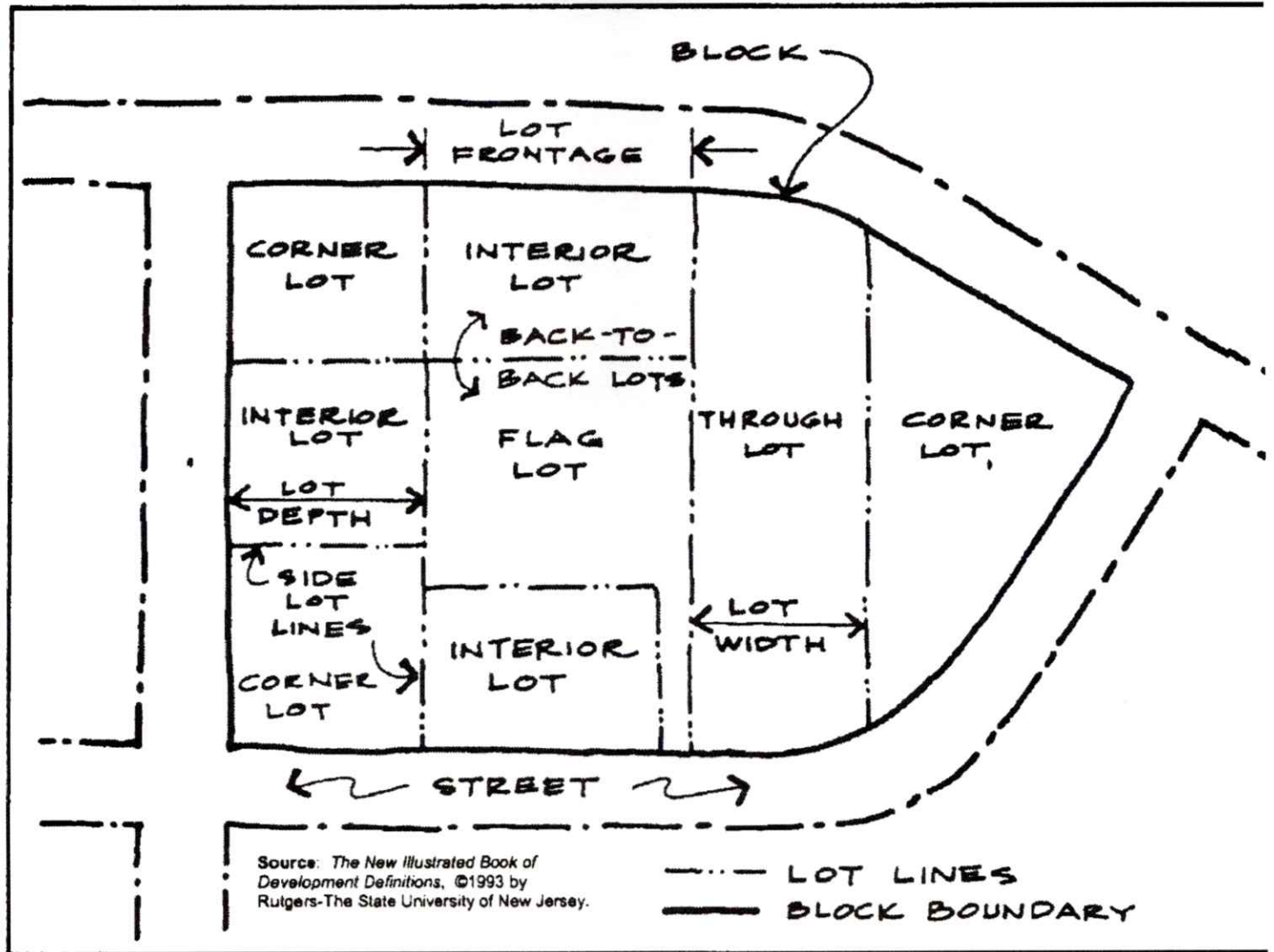
Flood Zone

	A
	AE
	AE, FLOODWAY
	AQ
	VE
	X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
	Wellhead Protection Areas

World Imagery
 Low Resolution 15m Imagery
 High Resolution 60cm Imagery
 High Resolution 30cm Imagery

Citations
 30cm Resolution Metadata





Types of Lots

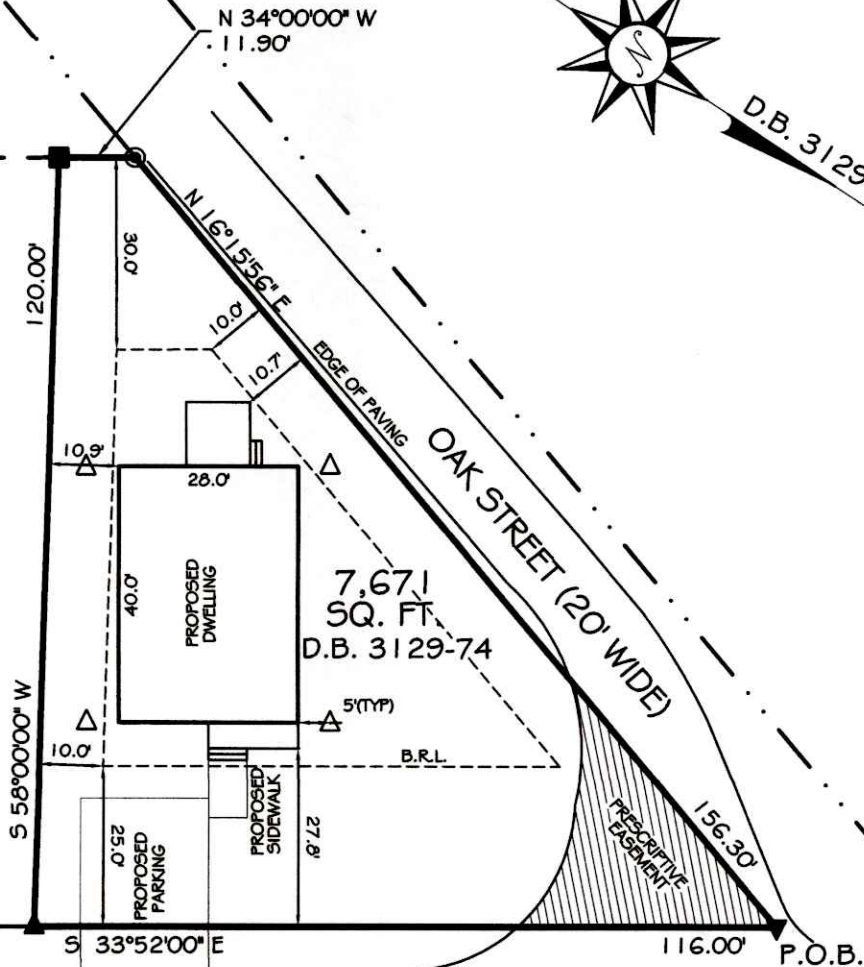
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295-347

LANDS N/F
CHANA KANE
3948-186



D.B. 3129-74



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- ▲ IRON REBAR (FOUND)
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DONALD K. MILLER, PLS 407
DATE 6/24/25
SURVEY CLASS: SUBURBAN

PLACEMENT/BOUNDARY SURVEY FOR OWN YOUR OWN, INC.

304 SECOND STREET, BRIDGEVILLE, DE. 19933
LOT #6 OF "ROY Z. COURSEY" SUBDIVISION
TOWN OF BRIDGEVILLE
NORTHWEST FORK HUNDRED SUSSEX COUNTY
STATE OF DELAWARE
SCALE 1" = 30' JUNE 24, 2025

PREPARED BY:

MILLER
LEWIS, INC. LAND SURVEYING

1560 MIDDLEFORD RD.

SEAFORD, DE. 19973

PH: 302-629-9895
FAX: 302-629-2391

Town of Bridgeville, DE
Friday, September 5, 2025

Chapter 234. Land Use and Development

Article VI. Residential Zoning Districts

§ 234-30. Single-Family Residential District (R-1).

A. Purposes.

- (1) Provide sufficient space for low-density, single-family residential development and customary accessory uses.
- (2) Provide for other uses, such as churches and recreational facilities, that are normally compatible with residential uses.

B. Permitted uses and structures. Where a "(D)" appears to the right of a use, a definition for that use can be found in Article II.

(1) Permitted uses.

[Amended 9-14-2020 by Ord. No. 20-06]

Dwelling, single-family (D), including modular.

Government facilities and services, local (D).

Park, playground, recreation area, or recreational building, noncommercial.

Public safety facilities (D), including ambulance, fire, homeland security, police, and rescue.

Public utility service lines (D).

(2) Permitted with development plan approval. See § 234-22.

Government facilities and services, nonlocal (D).

(3) Permitted as conditional uses. See § 234-24.

[Amended 4-12-2021 by Ord. No. 21-01]

Community center (D).

Construction trailer for period not to exceed one year.

Conversion of single-family dwelling to two-family or multiple-family dwelling.

Day-care, family (one to six children) (D).

Day-care, large family (seven to 12 children) (D).

Day-care, child day-care center (13 or more children) (D).

Dwelling, manufactured home (D).

Educational institution (D), private and public, including charter.

Nursing and similar care facilities (D).

Places of worship (D).

Public utility service facilities (D).

C. Property development standards.

(1) Tract standards:

- (a) Maximum dwelling units per acre: 4.8.

(2) Lot standards:

(a) Lot area per dwelling unit: 9,000 square feet. **LOT PIKOSTE'S 2002 CODE ✓**

(b) Street frontage or lot width: 60 feet.

(c) Setbacks:

[1] Front yard: (See Note 1.): 25 feet.

[2] Side yard:

[a] Interior lot: 10 feet.

[b] Corner lot (See Note 2.): 25 feet.

[c] Rear yard: 25 feet.

(d) Maximum building height:

[1] Stories: 2 1/2.

[2] Feet: (See Note 3.): 35.

✓ (e) Maximum building coverage (percentage of lot): 30%.

$$7671 \times 30\% = 2301.30$$

$$\text{House} = 1,120 \checkmark (14.6\%)$$

(3) Notes:

1.

The front yard setback may be reduced to the average alignment of existing buildings within 150 feet on each side of a proposed building within the same block if the alignments of those existing structures are less than the required front yard setback within the zone. However, the front yard on the long side of a corner lot may not be reduced to less than 10 feet.

2.

On corner lots, the side yard abutting the street shall have the same setback as the front yard.

3.

Building height may be increased by one foot for each foot by which the width of each side yard is increased beyond the minimum required side yard setback.

4.

See Article **XVI**, § **234-70** for additional standards governing structures in flood-prone areas.