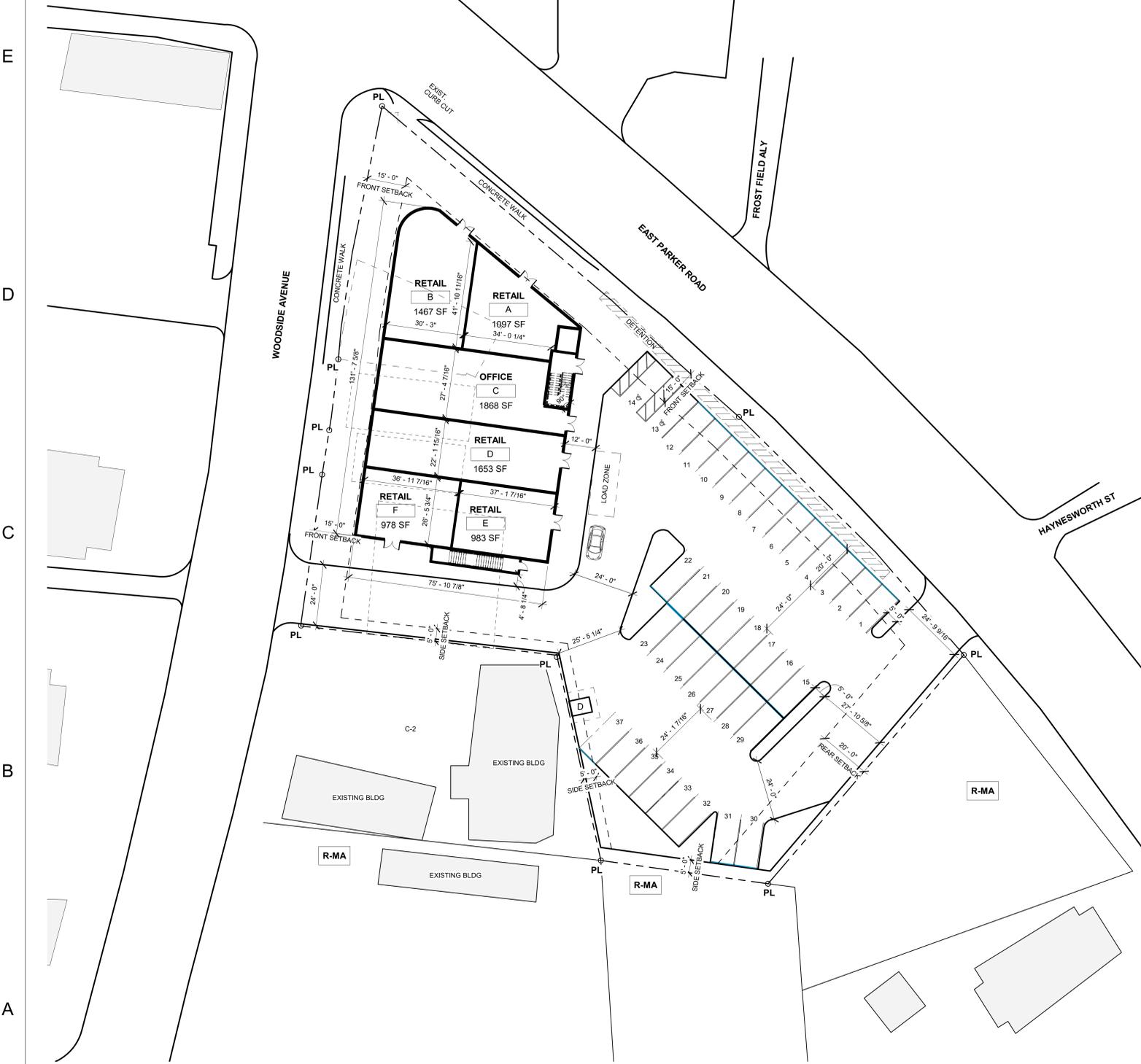


F
E
D
C
B
A

7 6 5 4 3 2 1

1 SITE PLAN-OPTION 1
A1000 1" = 20'-0"



OPTION 1

2ND FLOOR

11 APARTMENTS 11 SPACES

1ST FLOOR

1 RETAIL @ 1,097SF 4 SPACES
 1 RETAIL @ 1,467SF 5 SPACES
 1 RETAIL @ 1,653SF 5 SPACES
 1 RETAIL @ 978SF 3 SPACES
 1 RETAIL @ 983SF 3 SPACES
 1 OFFICE @ 1,868SF 6 SPACES

TOTAL EST. 37 SPACES
 TOTAL PROV. 37 SPACES

PROJECT INFORMATION:
 ADDRESS:

ZONING DISTRICT:
 EXISTING: C-2 & C-3
 NEW: C-3

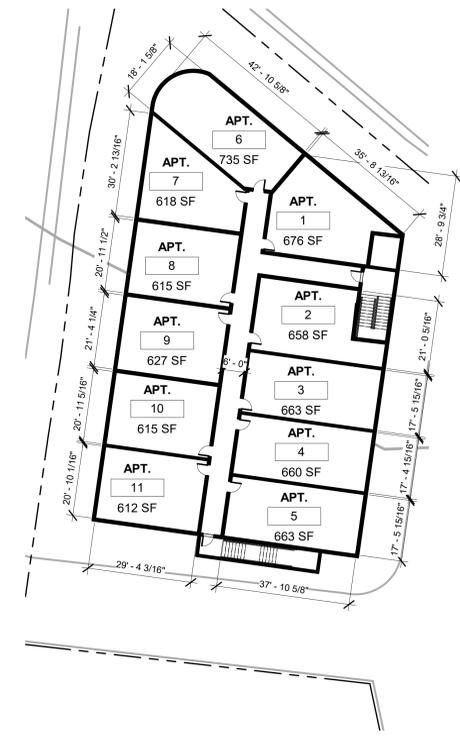
ZONING DISTRICT	SETBACKS			HEIGHT MAXIMUM (FT.)
	MIN. WIDTH (FT.)	FRONT	SIDE REAR	
C-3	NONE	25 FT (OR 15FT)	NONE (OR 5FT)	45
			20 FT	

*7.3.6 ON CORNER LOTS AND LOTS ADJACENT TO ANY RESIDENTIAL DISTRICT ALL COMMERCIAL BUILDINGS AND STRUCTURES SHALL BE SET BACK NOT LESS THAN 15FT FROM PROPERTY LINES. WHEN A SIDE YARD IS PROVIDED IT SHALL BE NOT LESS THAN 5FT IN WIDTH.

OFF STREET PARKING REQUIREMENTS

RESIDENTIAL	MIN SPACES REQ.
MULTI-FAMILY DWELLING	1.5 PER DWELLING UNIT
MULTI-FAMILY OVER 4 UNITS	1 SPACE PER ONE BEDROOM OR EFFICIENCY UNIT, 1.5 PER 2 BEDROOM UNIT, 2 SPACES PER 3 OR MORE BEDROOM UNIT. VISITOR PARKING 10% OF TOTAL REQ. PARKING.
COMMERCIAL	
EATING ESTABLISHMENTS RESTAURANT, FREESTANDING	1 SPACE FOR EACH 3 SEATS. WITH DANCE FLOOR, SHALL PROVIDE ADDITIONAL PARKING SPACES BASED UPON 1 SPACE FOR 355SF OF DANCE FLOOR
OFFICES	3 PER 1000SF OF LEASABLE FLOOR AREA
RETAIL RETAIL SALES & GROUP COMMERCIAL	3 SPACES PER 1000SF OF LEASABLE FLOOR AREA

2 SECOND FLOOR- OPT. 1
A1000 1" = 20'-0"



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CONSULTANT

GREENVILLE REVITALIZATION CORPORATION

City View-Mixed Use

PROJECT ADDRESS, STATE, ZIP CODE

DATE MARK DESCRIPTION

ISSUE: ZONING
 DATE: 10-15-2020
 PROJECT NO: 20047
 DRAWN BY: SD
 CHECKED BY: SEP

SITE PLAN OPT 1- LARGE

A1000

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