

Building Regulations

General Requirements Cotton Mill Apts

Lot Area & Width		
Area (Sq Ft)	--	50,579
Width (ft)	--	239.8
Setback Area		
Front Setback (min ft)	7	7
Required Building Frontage (min %)		
Primary street (all other lots)	--	93.70%
Side/Rear Setback (min ft)		
Abutting multifamily, nonresidential	0 or 10	2.34' (west) BOA 13.11' (east)
Parking Setback (min ft)		
From primary street	10	83
From rear street	--	77
Transparency (min %)		
Primary Street Ground Floor	--	18%
Upper Floors	--	16%
Building Entrance		
Facing primary street	Allowed	Yes
Blank Wall Area (max linear ft)		
	--	20'-8"
Building Height (max ft)		
	35	60 (BOA)
Ground Floor Elevation (min inches)		
Residential use	18	2'-6"
Floor Height (min/max ft)		
Ground floor height	14/20	12 (BOA)
Upper floor height	9/12	12

Building Elements

	Wall Area	Open Area	Percent
Floor 1:	2592 sf	468 sf	18%
Floor 2:	2592 sf	423 sf	16%
Floor 3:	2592 sf	423 sf	16%
Floor 4:	2592 sf	423 sf	16%