

SETBACK NOTES:
5.13.5 Development Standards States:
[2] There is no minimum side yard (interior) setback for properties adjacent to any TC zoning district.

PARKING NOTES:
PARKING TOTAL: 74 SPACES

APARTMENT
1 VEHICLE PER UNIT | 63 SPACES REQUIRED
1 BIKE PER 10 UNITS | 6 BIKES REQUIRED
10% COMPACT PARKING | 6 REQUIRED

RETAIL
COMMERCIAL SPACE: 2634 SF
1 VEHICLE PER 250 SF | 11 SPACES REQUIRED
5% PARKING FOR BIKES | 1 REQUIRED

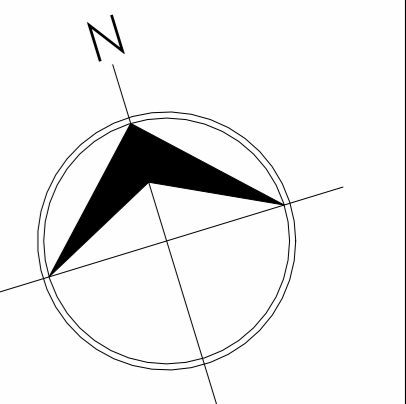
NOTE: *AREA STANDARDS PER REZONING AND RECOMBINATION

EXISTING ZONING INFORMATION (7/17/2023)																				SETBACKS					
LOT ID.	PIN NUMBER	ADDRESS	AREA (SQ FT)	AREA (ACRES)	CURRENT ZONING	PROPOSED LAND USE	MAX. BLDG. FOOTPRINT ALLOWED (SQ FT)	BLDG. FOOTPRINT PROPOSED (SQ FT)	BLDG. FRONTAGE (MIN)	BLDG. COVERAGE (MAX)	BLDG. COVERAGE PROPOSED (%)	UPPER STORY RES. LOT WIDTH/ UNIT	# OF UNITS PROPOSED	COMMERC. AREA (SQ FT)	MAX. ALLOWED HEIGHT	PROPOSED HEIGHT	MIN. REQ. FOR GREEN SPACE (20%) SQ FT	PROVIDED GREEN SPACE (SQ FT)	PARKING REQUIRED RES NON-RES	PARKING PROVIDED	FRONT	SIDE (CORNER)	SIDE (INT)	REAR*	
A	20093 21004	20 W. 59TH ST.	12,160	0.28	TC-1	RESIDENTIAL	5,500	4,800	70%	--	41%	435 SF	11	--	3 STORIES/ 45 FT. MAX.	3 STORIES	2,432	100%	11 SPACES	--	13 SPACES	5 FT (MAX)	5 FT (MAX)	10 FT (MIN)	10 FT (MIN)
B	20093 21003	4219 BULL ST.	9,400	0.22	TC-1	RESIDENTIAL & COMMERCIAL	5,500	5,040	70%	--	53%	435 SF	15	2,050	3 STORIES/ 45 FT. MAX.	3 STORIES	1,880	100%	15 SPACES	--	8 SPACES	5 FT (MAX)	5 FT (MAX)	10 FT (MIN)	10 FT (MIN)
C	20093 27001	4307 BULL ST.	31,101	0.74	TC-1	RESIDENTIAL & COMMERCIAL	5,500	5,040	70%	--	45%	435 SF	12	1976	3 STORIES/ 45 FT. MAX.	3 STORIES	6,951	100%	12 SPACES 8 SPACES	3 SPACES	36 SPACES	5 FT (MAX)	5 FT (MAX)	10 FT (MIN)	10 FT (MIN)
	20093 27001	4307 BULL ST.	--	--	TC-1	RESIDENTIAL	5,500	4,800	70%	--	--	--	11	--	3 STORIES/ 45 FT. MAX.	3 STORIES	863	100%	11 SPACES	--		5 FT (MAX)	5 FT (MAX)	10 FT (MIN)	10 FT (MIN)
D	20093 27003	20 W. 60TH ST.	7,794	0.18	RTF	RESIDENTIAL	--	--	--	40%	--	--	--	--	36 FT	--	863	100%	--	--	17 SPACES	20 FT	10 FT	5 FT	25 FT
D*	20093 27003	20 W. 60TH ST.	7,794	0.18	TC-1	RESIDENTIAL	5,500	--	--	--	--	--	--	--	3 STORIES/ 45 FT. MAX.	--	863	100%	--	--	17 SPACES	5 FT (MAX)	5 FT (MAX)	10 FT (MIN)	10 FT (MIN)

4307 Bull Street

4307 Bull St. Savannah GA, 31401

MPC SUBMISSION



REVISIONS

Date	#	Description

NOT FOR CONSTRUCTION
ZONING GDP

Job No. 2303
Date 7/20/2023
Reviewed by GMSHAY