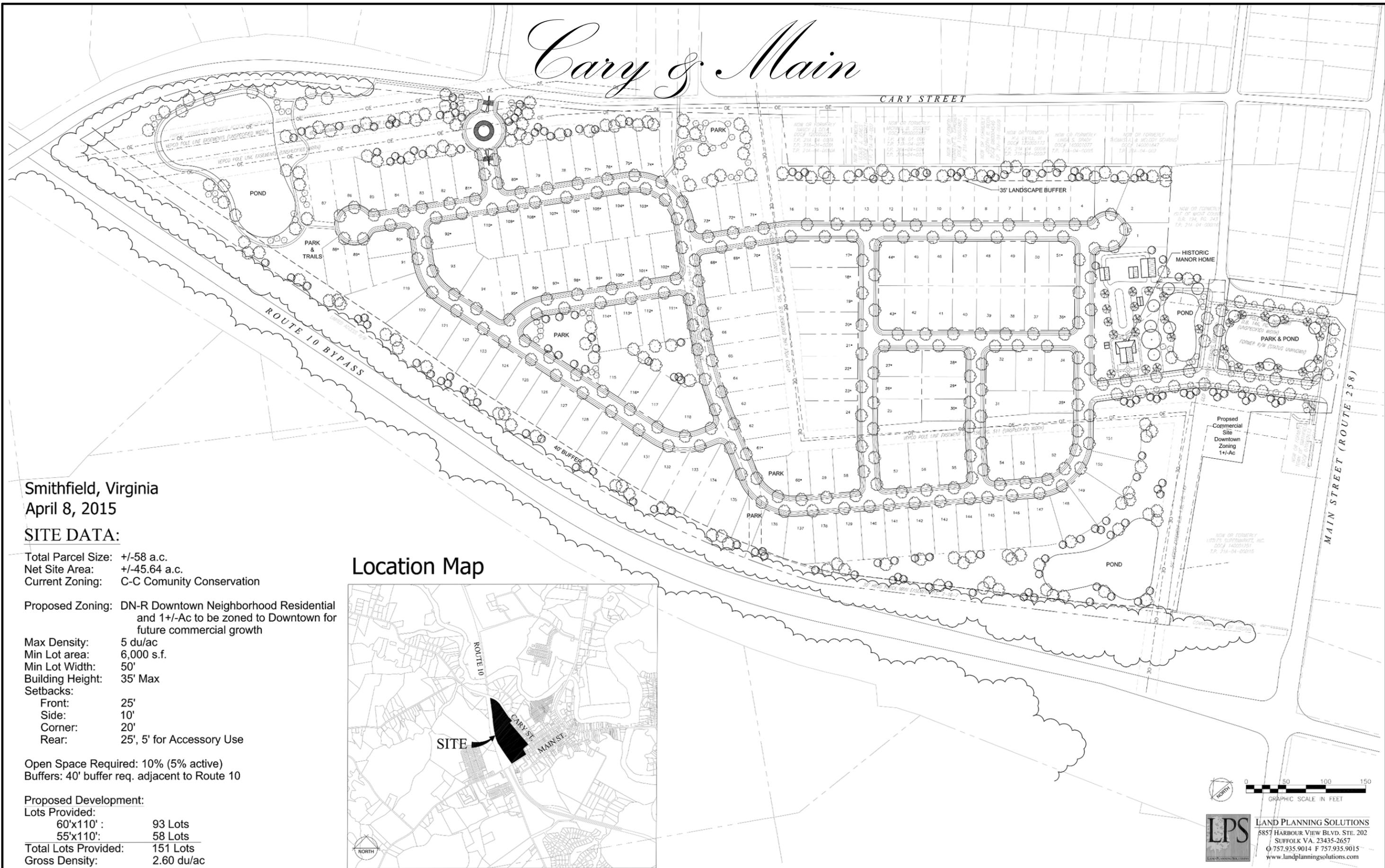


Cary & Main



Smithfield, Virginia
April 8, 2015

SITE DATA:

Total Parcel Size: +/- 58 a.c.
Net Site Area: +/- 45.64 a.c.
Current Zoning: C-C Community Conservation

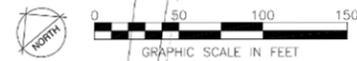
Proposed Zoning: DN-R Downtown Neighborhood Residential and 1+/-Ac to be zoned to Downtown for future commercial growth

Max Density: 5 du/ac
Min Lot area: 6,000 s.f.
Min Lot Width: 50'
Building Height: 35' Max
Setbacks:
Front: 25'
Side: 10'
Corner: 20'
Rear: 25', 5' for Accessory Use

Open Space Required: 10% (5% active)
Buffers: 40' buffer req. adjacent to Route 10

Proposed Development:
Lots Provided:
60'x110': 93 Lots
55'x110': 58 Lots
Total Lots Provided: 151 Lots
Gross Density: 2.60 du/ac

Location Map



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