

# STRAIGHT RIVER APARTMENTS



### UTILITY & SITE DATA

All Zoning, Setback, and Flood Zone information was obtained from the City of Faribault Code. For detailed zoning information and specific interpretation of code requirements, contact the City of Faribault.

#### CURRENT ZONING:

Subject property - I-1, Industrial District

#### PROPOSED ZONING:

Subject property - R-4, High Density Residential District

#### SETBACKS:

Front	
Main	25 feet
Side	
Main	15 feet (plus 2 feet for every foot over 35 feet in height.)
Rear	
Main	15 feet (plus 2 feet for every foot over 35 feet in height.)

Lot Area = 2,000 sq.ft. per bedroom plus 500 sq.ft. per additional bedroom in each unit.  
 Lot Width (minimum) = 100 feet  
 Lot Coverage = 70% for all structure or combination of structures.

### LOT AREA

PROPOSED  
 LOT 1 2.7± ACRES

### Proposed Parking

Surface Parking Stalls = 90  
 Under Building Parking Stalls = 80  
 TOTAL PARKING = 170

### Proposed Building

Units = 96 Apartments  
 5 Story Construction  
 Under Building Parking