

# FOR SALE

111 Church St.  
Decatur, GA 30030

Eric Carlton, LEED A.P.  
Vice President  
(404) 371-4100  
ecarlton@oakrep.com



## EXCLUSIVE OFFERING



## HIGHLIGHTS

- » Rare and prime development site for townhomes/condominiums in desirable City of Decatur
- » Steps to the Decatur Square, shopping, and award-winning restaurants
- » Eleven (11) townhomes achievable as shown
- » Flat topography with relatively low site costs

## Decatur Land For Sale

111 Church St., Decatur, GA 30030

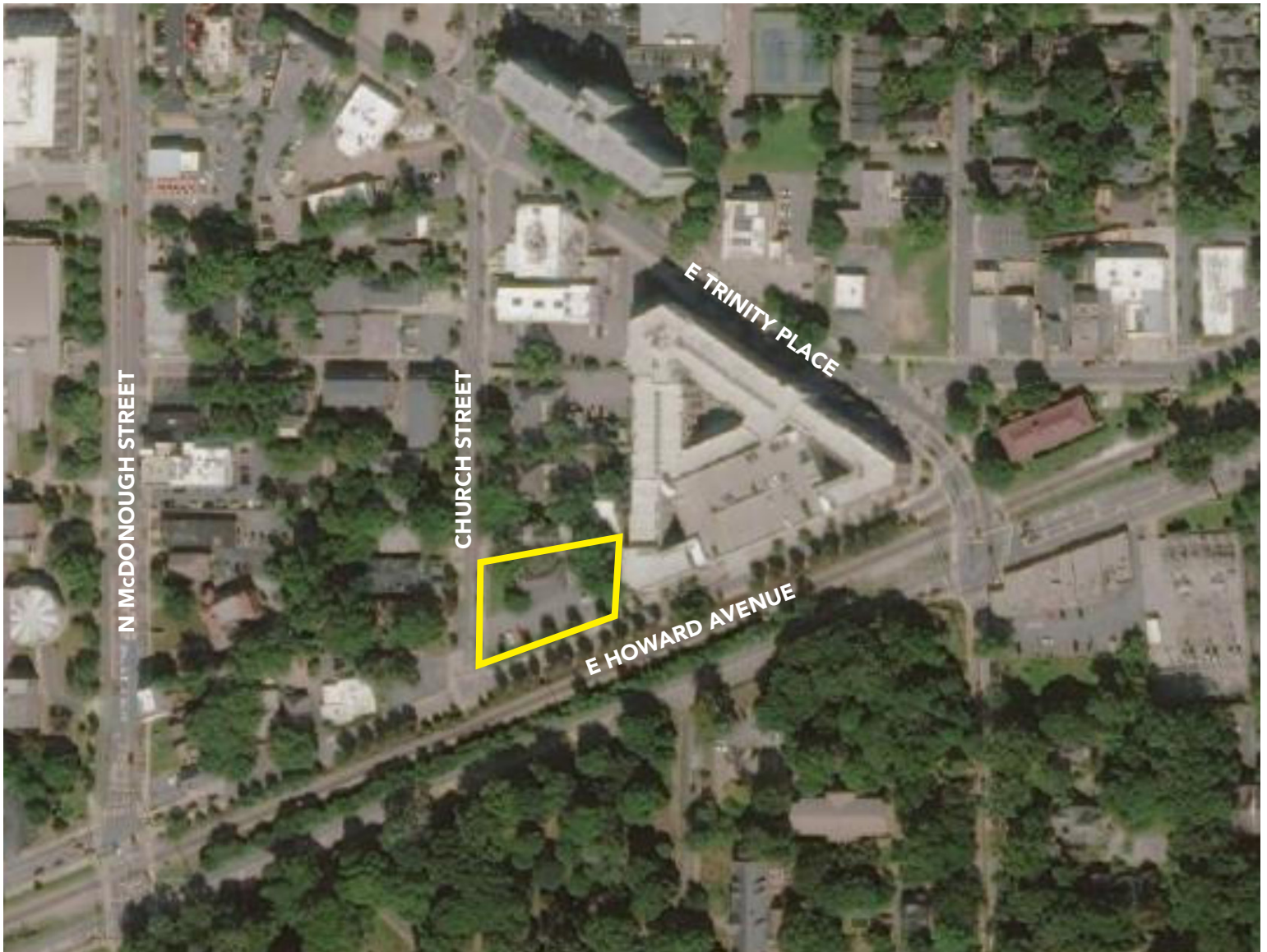
For sale is an ideally located .53 acre site at the corner of E Howard Avenue and Church Street in the heart of the City of Decatur. The property is zoned C2 and currently has an existing structure. The location is a short walk to renowned Decatur Square restaurants and shops.



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LISTEN. THINK. DESIGN.

## 111 CHURCH STREET Zoning

ZONING : PER CITY OF DECATUR UDO

### 111 CHURCH STREET, DECATUR, GA 30030

**C2-** GENERAL COMMERCIAL DISTRICT

EXISTING FLU: COMMERCIAL AND HIGH-DENSITY RES

<b>SITE AREA</b>	.269 + .098 = .367 ACRES =	<b>15,987 SF</b>
<b>GROSS SITE AREA</b>	CHURCH [50'] = 25' RW X 142' =	3,500 SF
	EAST HOWARD [25'] = 12.5' RW X 200 =	2,500 SF
	<b>TOTAL GROSS SITE AREA</b>	<b>21,987 SF</b>

### LOT COVERAGE

COMMERCIAL = 90% OF LOT AREA MAX

TOWNHOMES = 70% OF LOT AREA MAX

15,987 SF X .7 =

**DESIGNED**

**11,191 SF COVERAGE ALLOWED**

**7,196 SF**

### SITE DENSITY

70 UNITS PER ACRE = .367 X 70 = **25.69 UNITS ALLOWABLE**

### SETBACKS

FRONT YARD = 0' OR 8' MAX

SIDE STREET = 0' OR 3' MAX

SIDE YARD = 0' OR 3' MAX

REAR YARD = 0' OR 3' MAX

OR 30' ABUTTING R-85 OR R-60 W/ 15' LANDSCAPE BUFFER

### BUILDING HEIGHT

**80' MAX**

### AMENITY SPACE

REQUIRED 5% OF LOT AREA MIN

NET 15,987 SF X .05 =

**799 SF REQUIRED**

### PARKING REQUIREMENTS

REQUIRED :

1 PER UNIT

**TOTAL PARKING REQUIRED**

**= 11 SPACES**

**TOTAL PARKING PROVIDED**

**22 SPACES**

BIKE PARKING :

**2 SPACES MIN**

619 EAST COLLEGE AVE. | SUITE D1 | ATLANTA, GA 30030 • T 404.214.5797 • OFFICEOFDESIGNARCH.COM

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439 EAST COLLEGE AVENUE, SUITE D11  
DECATUR, GA 30030  
PH: 404.214.5797

NO.	REVISION	DATE

PROJECT NUMBER:  
**00-000**

**111 CHURCH STREET TOWNHOMES**  
111 CHURCH STREET, DECATUR, GA 30030

**SITE PLAN**

**A100**

NO FOR RELEASED FOR CONSTRUCTION

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PARKING	LOT COVERAGE	SETBACKS	BUILDING HEIGHT
<b>PARKING</b> REQUIRED: 1 PER UNIT - 11 SPACES PROVIDED: 2 PER UNIT - 22 SPACES	<b>LOT COVERAGE</b> 111 CHURCH STREET ZONES Section 10-4-2-3 (b) ZONING PER CITY OF DECATUR UDD 111 CHURCH STREET DECATUR, GA 30030 CD-GENERAL COMMERCIAL DISTRICT EXCEPT FOR COMMERCIAL AND HIGH DENSITY RES.	<b>SETBACKS</b> FRONT YARD = 0' OR 5' MAX SIDE STREET = 0' OR 5' MAX SIDE YARD = 0' OR 5' MAX REAR YARD = 0' OR 5' MAX SEE 10-4-2-3 (b) OR 10-4-2-3 (c) LANDSCAPE BUFFER	<b>BUILDING HEIGHT</b> AMENITY SPACE REQUIRED: 5% OF LOT AREA MIN NET 1500 SF X 10' +
	<b>CROSS SITE AREA</b> 228' x 307' ACRES = 15,887 SF CONSTRUCTION FOOTING = 2000 SF EXISTING DRIVEWAY DRIVE = 2000 SF <b>TOTAL CROSS SITE AREA = 15,887 SF</b>	<b>SITE DENSITY</b> 75 UNITS PER ACRE - 307 X 10' = 2589 UNITS ALLOWABLE 61 UNITS DESIGNED	<b>PARKING REQUIREMENTS</b> REQUIRED: 1 PER UNIT - 11 SPACES TOTAL PARKING PROVIDED: 22 SPACES MIN

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