

North Olmsted Code Requirements

Minimum setback from ROW for mult-family: 100'

Lot Area = ±98,865 sf
 Lot Area required per dwelling unit = 3,630 sf
 Max dwelling units for this site: 98,865 sf / 3,630 sf = 27 Units

Zoning Max Height: 2.5 stories or 35'

Required Parking Spaces: (2) per dwelling unit
 (1) Enclosed parking space required per unit

Fairview Park Code Requirements

1121.12 SCHEDULE OF YARD REQUIREMENTS.

Dwelling	Front	Side	Rear
Garden - two story	30	25 & 25	40
Garden - three story	30	30 & 30	40
Townhouse	40	40 & 40	40
High-rise - four story	50	35 & 35	75
High-rise - five story	50	40 & 40	75
High-rise - six story	53	45 & 45	78
High-rise - seven story	56	50 & 50	81

1121.10 SCHEDULE OF AREA REQUIREMENTS; MINIMUM LOT SIZE.

Dwelling	Lot Area per Dwelling (square feet)
Two-family	5,500
Garden apartment	2,000
Townhouse	4,000
High-rise apartment	1,500*

*Applies to buildings four stories or more in height.
 Max dwelling units for this site: 57,731 sf / 1,500 sf = 38 Units

30% minimum outdoor livable area required for High Rise apartments
 25% for Garden Apartments

Zoning Max Height: 2.5 stories or 35'

Required Parking Spaces: (2) per dwelling unit
 (1) Enclosed parking space required per unit

Apartment Bldg - 5 Stories (4 Stories over Podium Parking-West) & 5 Stories (East)

West Building:	80 Units
East Building:	96 Units
Total Residential Units:	176 Total Units
(88) - 1BDRM/1BATH	50%
(88) - 2BDRM/2BATH	50%
Total Apartment Parking Spaces on site	233 Spaces
Parking available at adjacent Offices	58 Spaces
Total Parking available	291 Spaces
Covered Parking required 1/unit	176 Spaces
Covered Parking provided	178 Spaces
Parking Ratio using 1.5/unit	264 Spaces required
Total Square Footage:	~230,000 GSF
Parking under podium:	~20,000 GSF
East Multifamily Residential Area:	~115,000 GSF
West Multifamily Residential Area:	~95,000 GSF

