

ZONING

Town of Bethany Beach

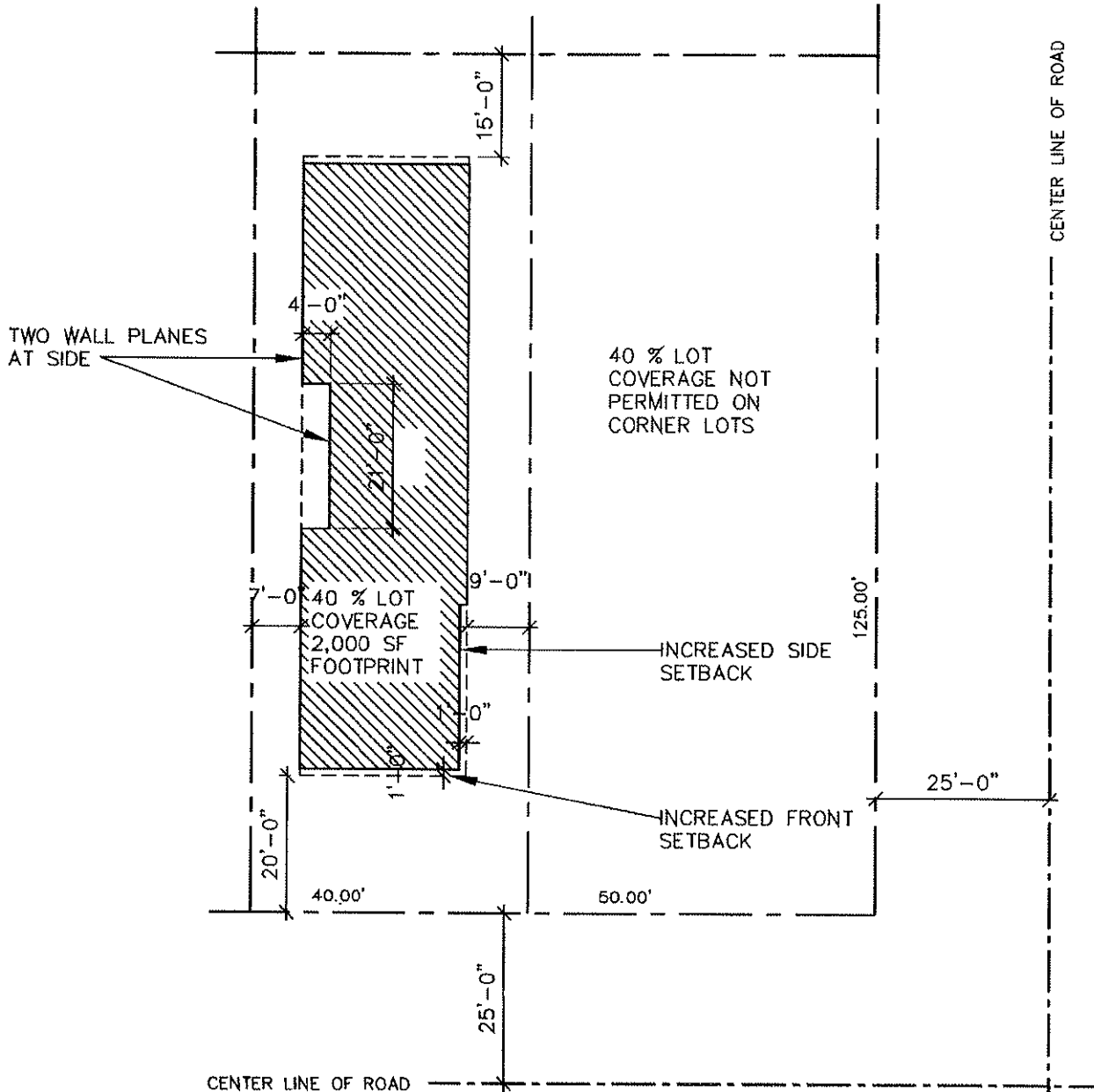
425 Attachment 6

Trade Off Lot Coverage

Diagrams

BETHANY BEACH CODE

THE FOLLOWING DIAGRAMS ILLUSTRATE THE POSITIVE IMPACT THAT THE TRADEOFFS HAVE ON BOTH INTERIOR LOTS AS WELL AS CORNER LOTS STARTING WITH THE CURRENT MAXIMUM BUILDING LOT COVERAGE OF 40% AS COMPARED TO MAXIMUM BUILDING LOT COVERAGES OF 38%, 36% AND 32% RESPECTIVELY



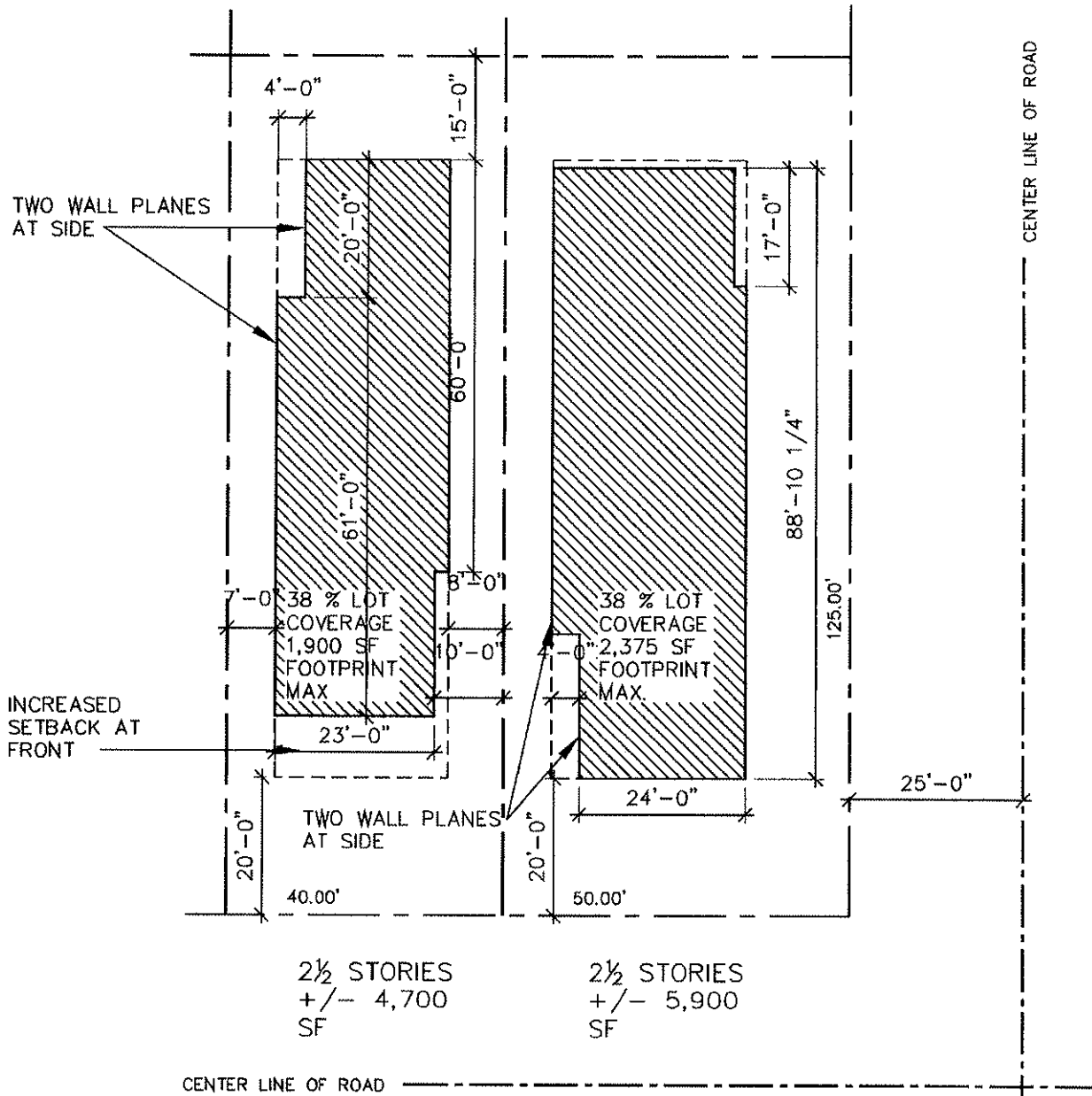
40 % LOT COVERAGE

MAX. NUMBER OF STORIES PERMITTED - 2 1/2

POSSIBLE FOOTPRINT - 2,000 SQUARE FEET

POSSIBLE SIZE OF HOME - 5,000 SQUARE FEET

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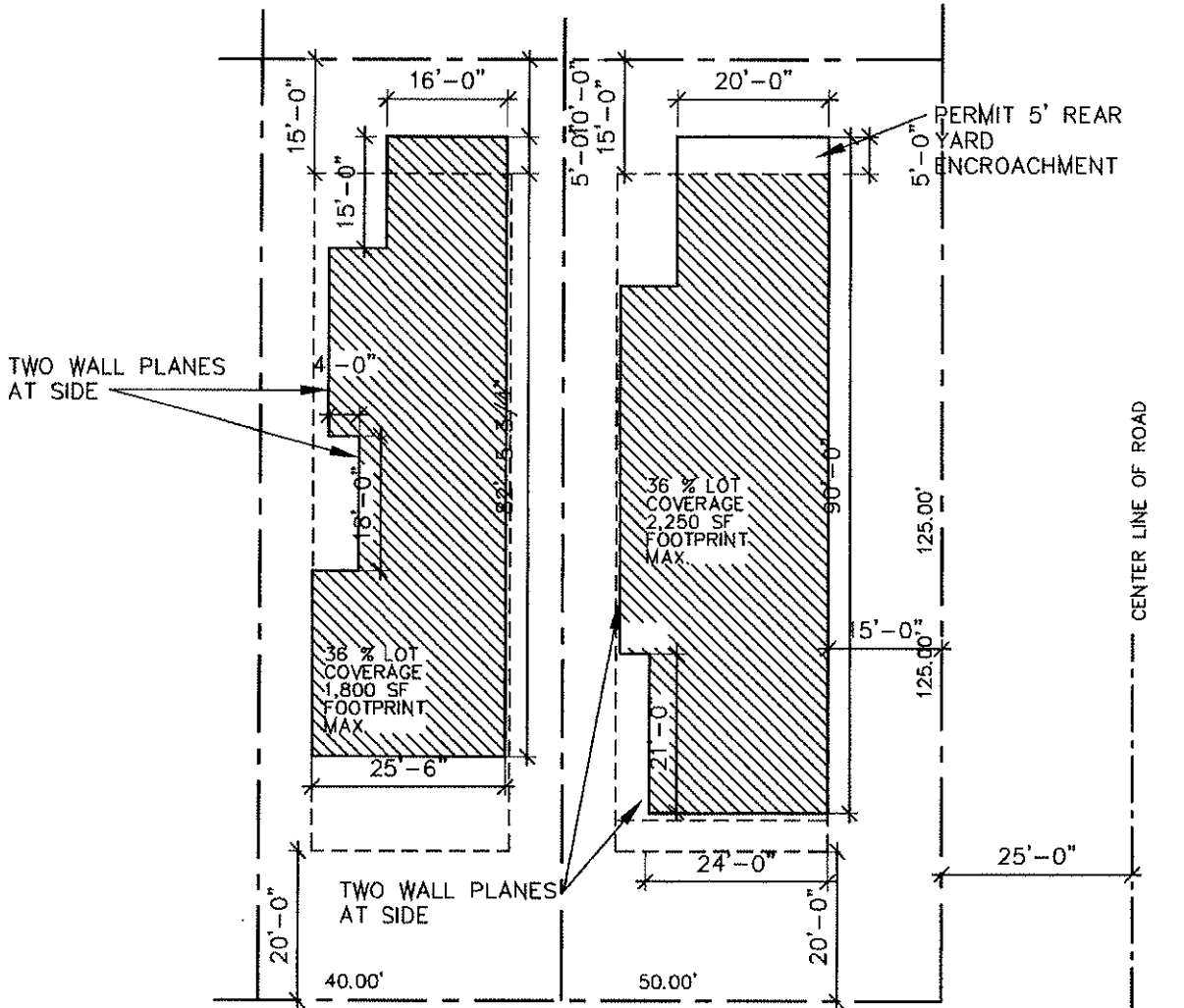


38 % LOT COVERAGE

MAX. NUMBER OF STORIES PERMITTED - 2 1/2

POSSIBLE FOOTPRINT - 1,900 SQ.FT.(INTERIOR)
 2,375 SQ.FT.(CORNER)

POSSIBLE SIZE OF HOME - 4,940 SQ.FT.(INTERIOR)
 6,175 SQ.FT.(CORNER)



CENTER LINE OF ROAD

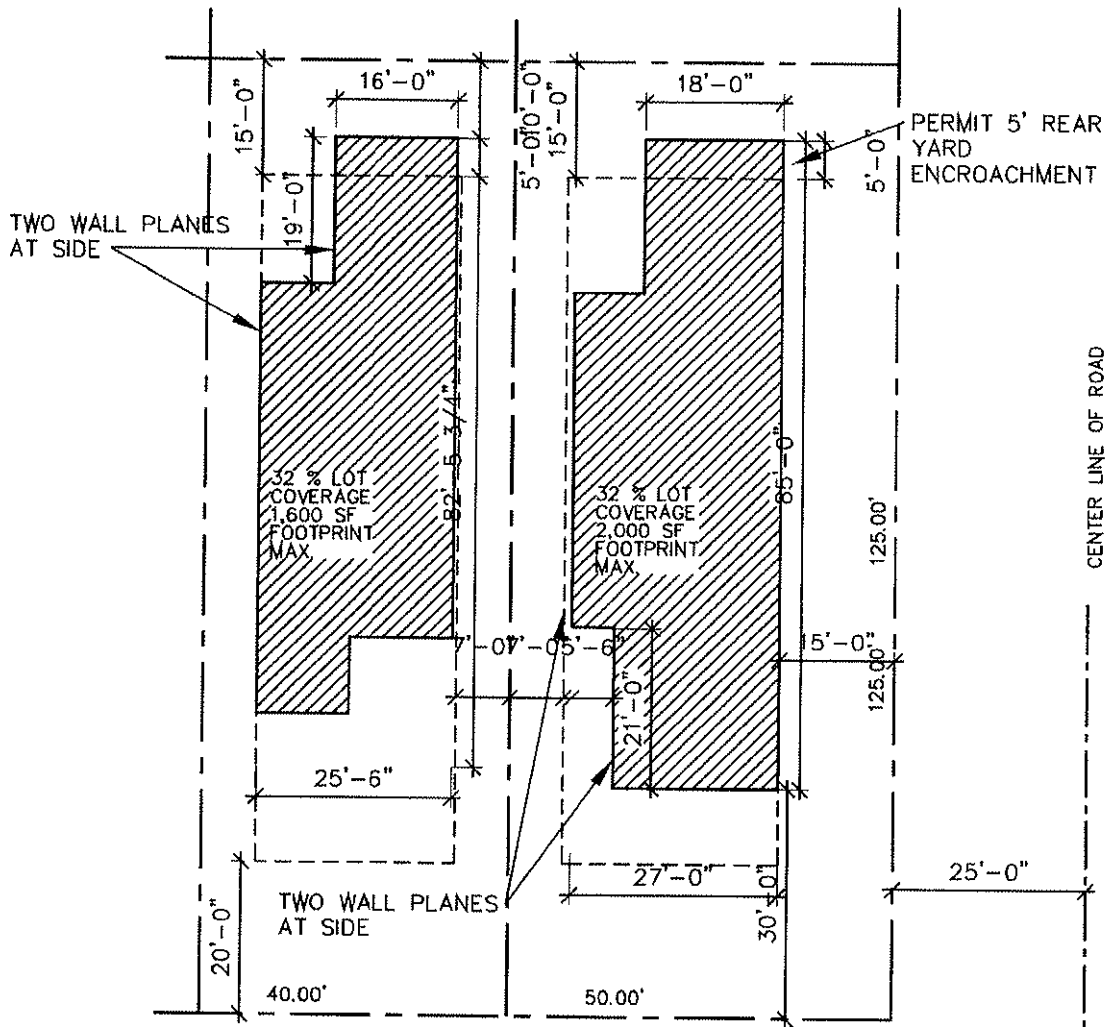
36 % LOT COVERAGE

MAX. NUMBER OF STORIES PERMITTED – 2 1/2

POSSIBLE FOOTPRINT – 1,800 SQ.FT.(INTERIOR)
2,250 SQ.FT.(CORNER)

POSSIBLE SIZE OF HOME – 4,950 SQ.FT.(INTERIOR)
6,187 SQ.FT.(CORNER)

ZONING



CENTER LINE OF ROAD

32 % LOT COVERAGE

MAX. NUMBER OF STORIES PERMITTED - 3

POSSIBLE FOOTPRINT - 1,600 SQ.FT.(INTERIOR)
2,000 SQ.FT.(CORNER)

POSSIBLE SIZE OF HOME - 4,800 SQ.FT.(INTERIOR)
6,000 SQ.FT.(CORNER)