

SITE INFORMATION	
LOT AREA	25,200 SF
ZONE	MU-I MIXED-USE I
USES	MULTIPLE FAMILY LIVE-WORK UNITS
# UNITS	45
LOT WIDTH	120'-0"
LOT DEPTH	210'-0"

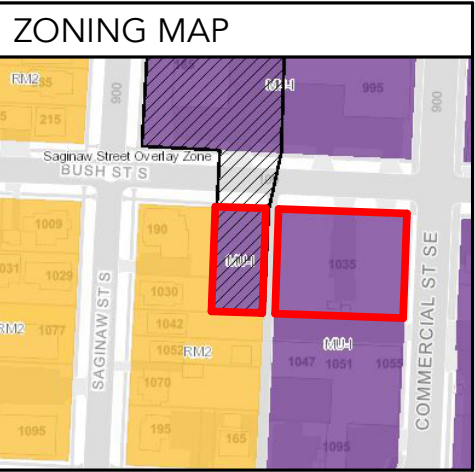
BUILDING COVERAGE		
TYPE	AREA	%
BUILDING FOOTPRINT	6,550 SF	26%
LANDSCAPING (SEE SP-3)	5,625 SF	22%
PAVING AREA	11,050 SF	44%
SIDEWALK	1,975 SF	8%
TOTAL SITE AREA	25,200 SF	100%
NO MAXIMUM LOT COVERAGE PER MU-I ZONE		

PARKING SCHEDULE	
TYPE	COUNT
FULL SIZE STALLS	18
ADA STALLS	2 (1 VAN)
COMPACT STALLS	19
TOTAL EXISTING PARKING	39

**MINIMUM PARKING REQUIRED:**  
NO SPACES REQUIRED PER SRC 806.005(d), SINCE PROPERTY IS WITHIN 1/4 MILE OF CORE NETWORK AND IS DEVELOPED WITH MULTIPLE FAMILY

**COMPACT SPACES (SRC 806.015.b)**  
MAXIMUM = 75% OF MINIMUM REQUIRED  
39 x 75% = 30    19 < 30; **OK**

**BICYCLE PARKING:** 1 SPACE PER DWELLING UNIT IF WITHIN 1/4 MILE OF THE CORE NETWORK  
BIKE SPACES REQUIRED: **45**  
OUTDOOR BIKE PARKING: 8  
INDOOR COMMON BIKE STORAGE: 20  
BIKE HOOKS IN UNITS: 17



SITE PLAN

SCALE: 1" = 20'-0"

PROJECT/LOCATION:

COZY RESIDENTIAL  
1035 COMMERCIAL ST SE SALEM, OR 97302

SITE PLAN & FIRST FLOOR PLAN

SP-1

DATE: 12.22.2022