

FOR SALE

111 Church St.
Decatur, GA 30030

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



EXCLUSIVE OFFERING
\$1,770,000



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

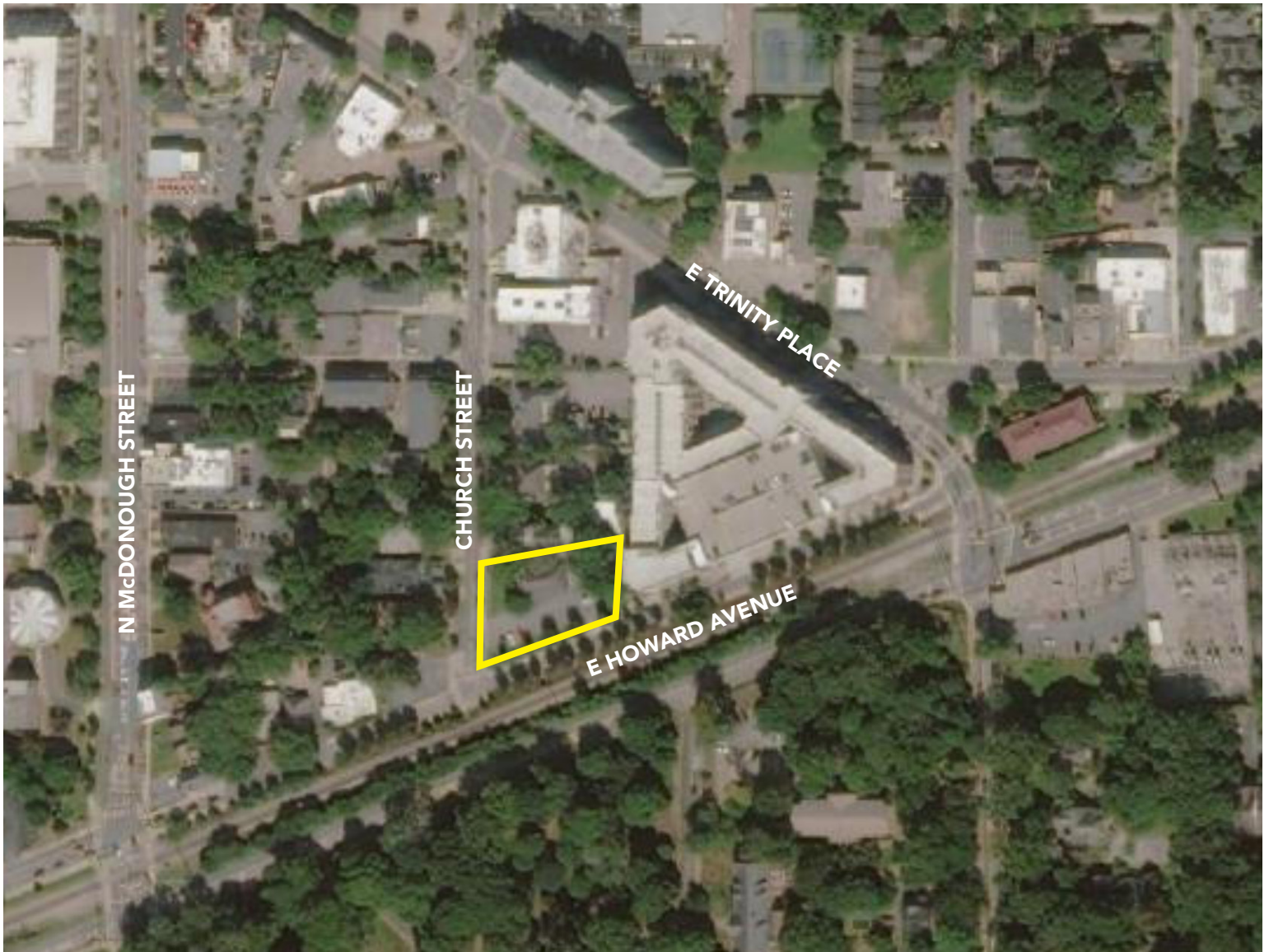
111 Church St., Decatur, GA 30030

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

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

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 :

TOTAL PARKING REQUIRED

TOTAL PARKING PROVIDED

BIKE PARKING :

1 PER UNIT

= 11 SPACES

22 SPACES

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.	DATE	DESCRIPTION

PROJECT NUMBER:
00-000

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

SITE PLAN

A100

NOT RELEASED FOR CONSTRUCTION

10/6/2021 2:58:16 PM

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