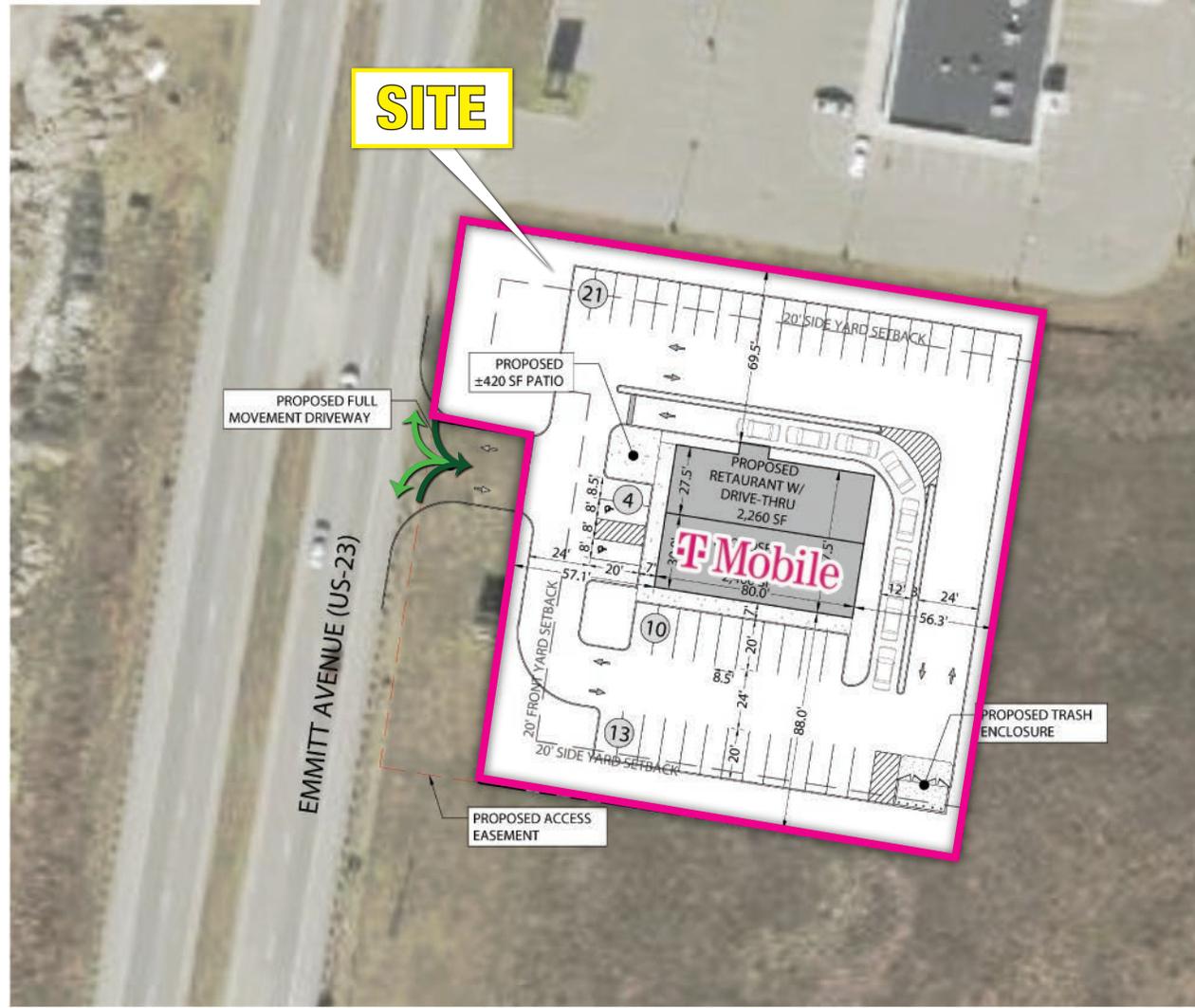




SITE



LAND USE AND ZONING		
PID: 18031600000 & 16127800000		
GENERAL MANUFACTURING DISTRICT (M-2)		
PROPOSED USE		
RESTAURANT W/ DRIVE-THRU	PERMITTED USE	
RETAIL STORE	PERMITTED USE	
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	N/A	45,748 SF (1.05 AC)
MAXIMUM FLOOR AREA RATIO	3:0	0.1
MAXIMUM BUILDING HEIGHT	N/A	1 STORY
MINIMUM FRONT YARD SETBACK	20 FT ⁽¹⁾⁽²⁾	57.1 FT
MINIMUM SIDE YARD SETBACK (ONE)	20 FT	69.5 FT
MINIMUM REAR YARD SETBACK	0 FT	56.3 FT

- (1) § 1143.03: WHERE LOTS WITHIN THE SAME BLOCK COMPRISING 40% OF FRONTAGE ON THE SAME STREET ARE ALREADY DEVELOPED WITH A FRONT YARD OF LESS THAN 30 FEET, THE AVERAGE YARD DEPTH SHALL BE USED.
- (2) § 1155.13: NO PARKING IS PERMITTED WITHIN FRONT YARD

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 1155.18.b	RESTAURANT:	48 SPACES
	1 SPACE PER 300 SF FLOOR AREA (2,260 SF)(1/300 SF) = 8 SPACES	
	RETAIL:	
	1 SPACE PER 200 SF FLOOR AREA (2,400 SF)(1/200 SF) = 12 SPACE	
	TOTAL: 8 + 12 = 20 SPACES	
§ 1155.11	90° PARKING:	8.5 FT X 20 FT
	MINIMUM 8.5 FT X 20 FT	W/ 24 FT AISLE
§ 1155.18.b	STACKING SPACES:	8 SPACES
	3 STACKING SPACES PER WINDOW	
§ 1155.20	OFF-STREET LOADING:	TO OCCUR OFF HOURS
	1 SPACE, 10 FT X 25 FT	

