

DENSITY AND DIMENSIONAL IMPACTS:

Density and dimensional standards are highlighted below:

<b>ORDINANCE PROVISION</b>	<b>EXISTING COMMERCIAL ZONING</b>	<b>EXISTING CONDITIONS</b>
<b>Min. Lot Size</b>	5,000 sf	<b>56,184 sq ft. or 1.29 acres</b>
<b>Min Lot Width</b>	100 ft	<b>267.74 ft front 192.01 rear</b>
<b>Min Lot Depth</b>	50 ft	<b>323.38 ft</b>
<b>Front Yard Setback</b>	25 ft	<b>79.0 ft to Building</b>
<b>Internal Side Yard</b>	0 ft (Adj. Res. 25 ft)	<b>37.5 ft west side/ 17.0 ft east side</b>
<b>Rear Yard Setback</b>	0 ft	<b>103 ft from Property Line</b>
<b>Bldg. Separation</b>	0 ft	<b>In conformance</b>
<b>Bldg. Height</b>	50 ft	<b>In conformance</b>
<b>Bldg. Coverage</b>	1:1 Floor Area Ratio	<b>In conformance</b>
<b>Exterior Masonry</b>	100% (Adj. Major Arterials)	<b>In conformance</b>
<b>Lot landscaping</b>	10% for Commercial	<b>In conformance</b>
<b>Required Screening</b>	6 ft Masonry for Dumpster	<b>In conformance</b>