

DENSITY AND DIMENSIONAL IMPACTS:

Density and dimensional standards are highlighted below:

<b>ORDINANCE PROVISION</b>	<b>PLANNED DEVELOPMENT NO. 163A DISTRICT FOR GENERAL RETAIL (GR) USES</b>	<b>PROPOSED DEVELOPMENT PLANNED DEVELOPMENT 163B FOR COMMERCIAL (C) USES</b>
<b>MIN. LOT SIZE</b>	5,000 SF	5,000 SF
<b>MIN LOT WIDTH</b>	50 FT	50 FT
<b>MIN LOT DEPTH</b>	100 FT	100 FT
<b>FRONT YARD SETBACK</b>	25 FT	25 FT
<b>SIDE YARD AT STREET</b>	25 FT	25 FT
<b>REAR YARD SETBACK</b>	0 FT (ADJ. RES. 20 FT)	0 FT (ADJ. RES. 20 FT)
<b>BLDG. SEPARATION</b>	0 FT	0 FT
<b>BLDG. HEIGHT</b>	25 FT	25 FT
<b>FLOOR AREA RATIO</b>	0.35:1	0.35:1
<b>EXTERIOR MASONRY LOT</b>	100% (ADJ. MAJOR ARTERIALS) 5% FOR	100% (ADJ. MAJOR ARTERIALS) 5% FOR
<b>LANDSCAPING SCREENING WALLS</b>	GENERAL RETAIL ZONING 6 FT MASONRY REQUIRED ADJ. TO RESIDENTIAL	COMMERCIAL ZONING 6 FT MASONRY REQUIRED ADJ. TO RESIDENTIAL