

DENSITY AND DIMENSIONAL IMPACTS:

Density and dimensional standards are highlighted below:

ORDINANCE PROVISION	EXISTING COMMERCIAL ZONING	EXISTING CONDITIONS
Min. Lot Size	5,000 sf	16,789 sq ft. or 0.385 acres
Min Lot Width	100 ft	150.0 ft
Min Lot Depth	50 ft	100.90 ft
Front Yard Setback	25 ft	25.0 ft to building
Internal Side Yard	0 ft	0 ft west side
Side Yard at Street	25 ft	0 ft east side
Rear Yard Setback	0 ft (Adj. Res. 50 ft)	5 ft
Bldg. Separation	0 ft	In conformance
Bldg. Height	50 ft	In conformance
Bldg. Coverage	1:1 Floor Area Ratio	In conformance
Exterior Masonry	100% (Adj. Major Arterials)	In conformance
Lot landscaping	4% for Light Industrial	Legal non conforming
Required Screening Walls	6 ft Wood Required Adj. to Other Non Residential Districts	Non conforming. Existing metal screening fence set 25 feet back from public right-of- way at rear.