

DENSITY AND DIMENSIONAL IMPACTS:

Density and dimensional standards are highlighted below:

ORDINANCE PROVISION	PLANNED DEVELOPMENT NO. 289B DISTRICT FOR GENERAL RETAIL -ONE (GR-1) USES	PROPOSED DEVELOPMENT
MIN. LOT SIZE	5,000 SF	57, 250 SQ FT OR 1.31 AC
MIN LOT WIDTH	50 FT	184.63 FT
MIN LOT DEPTH	100 FT	300.00 FT
FRONT YARD SETBACK	25 FT	IN CONFORMANCE
SIDE YARD AT STREET	25 FT	IN CONFORMANCE
REAR YARD SETBACK	0 FT (ADJ. RES. 20 FT)	IN CONFORMANCE
BLDG. SEPARATION	0 FT	IN CONFORMANCE
BLDG. HEIGHT	25 FT	IN CONFORMANCE
FLOOR AREA RATIO	0.35:1	IN CONFORMANCE
EXTERIOR MASONRY	100% (ADJ. MAJOR ARTERIALS)	IN CONFORMANCE
LOT LANDSCAPING REQUIRED	10% FOR GR-1 ZONING	IN CONFORMANCE
SCREENING WALLS	6 FT MASONRY REQUIRED ADJ. TO RESIDENTIAL ZONING	IN CONFORMANCE