

ZONING LEGEND

ZONING CLASSIFICATION:	BUILDING # 1125 FROM RU-1 TO COMPLY WITH RU-5A REQUIREMENTS (PREVIOUSLY APPROVED THRU A ZONING HEARING.)
FOLIO NUMBER:	30-4010-014-0050
RIGHT OF WAY DEDICATION: (40' MIN. FROM ROAD'S CENTER LINE)	35' PROVIDED FROM CENTER LINE OF ROAD. APPROVED THRU ZONING HEARING RESOLUTION #: CZAB10-2-23
GROSS LOT AREA:	13,999.62 SQ.FT. (0.32 ACRES)
NET LOT AREA: (MIN. LOT AREA REQUIRED TO BE NOT LESS THAN 10,000 SQ. FT.)	11,999.61 SQ. FT. (0.27 ACRES)
(MIN. LOT FRONTAGE REQUIRED: 75 FT.)	80.0 FT. PROVIDED
BUILDING HEIGHT/ No. OF STORIES: (MAX. ALLOWED 2 STORIES / 24 FT.)	19'-6" (HGT). / 1 STORY
LOT COVERAGE : MAX. ALLOWED 40% OF NET LOT AREA = (4,799.84 SQ.FT.)	-EXISTING BUILDING:----- 3,046.08 S.F. -PROPOSED BUILDING:----- 2,831.92 S.F. (23.60% OF NET LOT AREA)
OPEN SPACE: MIN. ALLOWED = 25% OF NET LOT AREA. (2,999.90 SQ. FT.)	OPEN SPACE PROVIDED: GREEN AREA: 2,785.97 SQ.FT. WALK WAYS: 405.07 SQ.FT. TOTAL OPEN SPACE PROVIDED: 3,191.04 SQ. FT. (26.59%)
BUILDING RESTRICTIONS: MAX. FENCE, WALLS, HEDGES HEIGHT: TYPE OF ENCLOSURES:	<u>NO STORE FRONTS OR DISPLAY WINDOWS</u> <u>6FT.</u> <u>DECORATIVE MASONRY WALL/</u> <u>WOOD FENCE / HEDGES</u>
SETBACKS REQUIRED:	
FRONT	<u>25'-0"</u>
REAR	<u>25'-0"</u>
INTERIOR SIDE	<u>15'-0"</u>
STREET SIDE	<u>N/A</u>
SETBACKS PROVIDED:	
FRONT	<u>33'-6"</u>
REAR	<u>34'-0"</u>
LEFT SIDE	<u>12'-5" (EXISTING) APPROVED THRU ZONING HEARING</u>
RIGHT SIDE	<u>12'-6" (EXISTING) RESOLUTION #: CZAB10-2-23</u>
PARKING REQUIREMENTS: (1 PARKING SPACE PER 300 SQ. FT.)	(A/C USABLE AREAS)
REQUIRED:	<u>2,789.42 S.F./300 S.F.=9.2 PARKING SPACES</u>
PROVIDED:	<u>8 SPACES / 1 H.C. INCLUDED APPROVED THRU ZONING HEARING RESOLUTION #: CZAB10-2-23</u>
DRIVEWAY WIDTH:	
MIN. ALLOWED:	MIN. ALLOWED ONE WAY DRIVEWAY WIDTH: 15'-0" APPROVED THRU ZONING HEARING
PROVIDED:	ONE WAY DRIVEWAY WIDTH PROVIDED: 12'-0" & 10'-0" RES.#:CZAB10-2-23