



DEVELOPMENT STANDARDS:	
ZONING:	BP ⁸
MAX. F.A.R.:	0.50
MAX. COVERAGE:	50%
MAX. HEIGHT:	45 FT
BUILDING SETBACKS:	
FRONT:	35 FT
SIDE:	15 FT
REAR:	15 FT ¹
LANDSCAPE SETBACKS:	
FRONT:	25 FT ²
SIDE:	10 FT ³
REAR:	10 FT ³
LANDSCAPE REQ.:	25% ⁶
OFF-STREET PARKING:	
STANDARD:	10X19
DRIVE AISLE:	25 FT
OVERHANG:	1.5 FT ⁴
TREE WELL:	5 FT
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/2000 SF ⁵
MANUF.:	1/500 SF ⁷
OFFICE:	1/250 SF

NOTES:

- 1 35ft abutting street
- 2 To buildings - front: 20 ft
- 3 To building - side/rear: 10 ft
- 4 Parking space length can be reduced to 17.5 ft
- 5 0.5 spaces / 1,000 gross square feet - Warehouses over 100,000 square feet; 1.0 spaces / 1,000 gross square feet - Warehouses under 100,000 square feet.
- 6 Any parking lot with more than two rows of spaces shall have a minimum of 5% or 200 sq. ft., whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping.
- 7 2.0 spaces per 1,000 gross square feet, or 1 space per 2 employees, whichever is greater.
- 8 Current zoning is 0 - Office. Lot needs to be re-zoned.

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source:
GIS MAP & AERIAL IMAGE

