

TABLE OF LAND USE			
DESCRIPTION	LOCAL C1 NEIGHBORHOOD RETAIL DISTRICT	DEIS PLAN	MITIGATION PLAN
PERMITTED USES	ALL USES IN C1-P AND R DISTRICTS	ALL USES IN C1-P AND R DISTRICTS	ALL USES IN C1-P AND R DISTRICTS
MINIMUM LOT SIZE:			
AREA (SQUARE FEET/ACRES)	13,000/0.30	175,945/4.04	175,945/4.04
HORIZONTAL CIRCLE DIAMETER (FEET)	90	90	>90
FRONTAGE (FEET)	225	309.48	309.48
MAXIMUM FLOOR AREA RATIO	1.0	0.19	0.13
MINIMUM YARD DIMENSIONS:			
FRONT (FEET)	30	133	35
SIDE (FEET)	0 (1)	37	15
REAR (FEET)	30	30	120
MAXIMUM BUILDING HEIGHT (STORIES/FEET)	2/30	2/±35 (2)	2/±35 (2)
MINIMUM USABLE OPEN SPACE ON LOT	200 S.F./DWELLING	2,757 S.F./DWELLING	2,181 S.F./DWELLING
MINIMUM PARKING REQUIREMENTS: (3)			
BUILDING A: RESTAURANT (4,000 S.F.)			
(1 SPACE/75 GROSS S.F.)	54	54 (5)	N/A
UNITS #1-9:			
OCCUPANTS STALLS (2 SPACES/UNIT)	18	18	N/A
VISITOR STALLS (1 SPACE/UNIT)	9	9	N/A
TOTAL	81	81	N/A
UNITS #1-10:			
OCCUPANTS STALLS (2 SPACES/UNIT)	20	N/A	30
VISITOR STALLS (1 SPACE/UNIT)	10	N/A	15
TOTAL	30	N/A	45 (6)
MINIMUM LOADING REQUIREMENTS: (3)(4)(5)			
BUILDING A: RESTAURANT (4,000 S.F.)			
(1 SPACE/4000 GROSS S.F.)	1	1	N/A
UNITS #1-9	0	0	0
UNITS #1-10	0	0	0
TOTAL	1	1	N/A

NOTES:

- (1) NO SIDE YARD REQUIRED, BUT IF PROVIDED, SHALL BE AT LEAST FOUR (4) FEET, EXCEPT WHERE THE LOT ADJOINS ANY R DISTRICT LINE, WHEN A SIDE YARD OF SIX (6) FEET SHALL BE REQUIRED.
- (2) 2 STORIES/±35 FEET WILL BE PROVIDED OF FIREPROOF OR SEMI-FIREPROOF CONSTRUCTION.
- (3) EACH RESTAURANT, OR SIMILAR PLACE DISPENSING FOOD OR DRINK OR REFRESHMENTS, SHALL BE PROVIDED WITH ONE (1) PARKING SPACE FOR EVERY THREE (3) SEATS PLUS ONE (1) PARKING SPACE FOR EACH EMPLOYEE ON THE LARGEST WORK SHIFT, BUT NOT LESS THAN ONE (1) PARKING SPACE FOR EVERY SEVENTY-FIVE (75) SQUARE FEET OF GROSS FLOOR AREA. THE PARKING STANDARD FROM WHICH THE PARKING AND LOADING SPACES WAS DERIVED FROM IS THE MORE RESTRICTIVE OF THE TWO PARKING STANDARDS. THE STANDARD WAS BASED ON SQUARE FEET (1 PARKING SPACE PER 75 SQUARE FEET OF FLOOR AREA).
- (4) FOR RETAIL BUSINESS USES, HOTELS, RESTAURANTS, CAFES AND OTHER PLACES SERVING FOOD AND BEVERAGES; ONE (1) SPACE FOR EACH FOUR THOUSAND (4,000) SQUARE FEET OF FLOOR AREA OR MAJOR PORTION THEREOF USED FOR BUSINESS PURPOSES.
- (5) ANY OFF-STREET SPACE AVAILABLE FOR THE LOADING OR UNLOADING OF GOODS; NOT LESS THAN FIFTEEN (15) FEET WIDE, TWENTY FIVE (25) FEET LONG AND FOURTEEN (14) FEET HIGH, AND HAVING DIRECT USABLE ACCESS TO A STREET OR ALLEY.
- (6) PARKING CONSISTS OF TWO (2) GARAGE SPACES AND ONE (1) PARKING SPACE AT GRADE PER UNIT. VISITOR SPACES ARE 1.5 PER UNIT. THIS INCLUDES ONE (1) SPACE AT GRADE AND THE ADDITIONAL .5 SPACE IN THE PROPOSED GUEST PARKING AREA.

TABLE A