

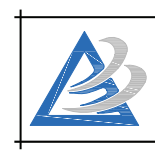


Zoning Table		
Current Zoning: CC- Convenience Commercial		
Proposed Zoning: Adult Active Community Overlay District - \$2300 ¹		
Bulk Regulations - \$2303.4		
	Required	Proposed
Min. Tract Area:	5 Acres	11.08 Acres
Max. Density:	4 DU/ Acre (44 DU's)	4.42 DU/ Acre ² (49 DU's)
Min. Lot Area:	2,000 SF / DU	2,500 SF/ DU
Min. Lot Width: (At Building Line)	40 FT	24 FT
Min. Front Yard:	25 FT	26 FT (to Cartway)
Min. Side Yard:	15 FT	17.5 FT
Min. Rear Yard:	25 FT	25 FT
Max. Building Coverage:	40%	±17%
Max. Impervious Surface Coverage:	70%	±35%
Min. Building Separation:	25 FT or Building Ht. +5 FT	35 FT
Max. Building Height:	35 FT	35 FT
Min. Parking / DU:	2.0 Spaces per DU	2.0 Spaces Provided within Garage
Min. Overflow Parking:	0.5 Spaces per DU	0.75 Spaces per DU
Setback from Route 100 - \$2303.10	50 FT	N/A
Setback from Route 73	N/A	35 FT
		67 FT from Cartway

Net Area Calculations		
		Density (49 DU)
Gross Tract Area:	12.95 Acres	3.78 DU / Acre
Tract Area less ROW	11.08 Acres	4.42 DU / Acre
less Wetland & Floodplain	10.24 Acres	4.78 DU / Acre
less Water & Met-Ed Easements	9.18 Acres	5.34 DU / Acre
less Wetland & Floodplain buffers	8.80 Acres	5.57 DU / Acre

1) Requires an amendment to \$2302 to include subject property in overlay district;
 2) Proposed Density exceeds regulations of 2303.4;
 3) On-street parking conflicts with regulations of 2304.2.F

DRAFT



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